

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

March 20, 2024
9:00 AM

CEREMONIAL MATTERS

1. Call to Order

Minutes:

MAYOR GOODMAN called the meeting to order at 9:00 a.m.

PRESENT: MAYOR GOODMAN and COUNCILMEMBERS KNUDSEN, CREAR (excused until 9:03 a.m.), SEAMAN (excused until 9:03 a.m.), DIAZ, ALLEN-PALENSKE and BRUNE (excused until 9:03 a.m.)

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAK and CITY CLERK LUANN D. HOLMES

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website – www.lasvegasnevada.gov; and the Nevada Public Notice website – notice.nv.gov

3. Invocation - Rabbi Yitz Wyne, Young Israel Aish of Las Vegas

Minutes:

RABBI YITZ WYNE, Young Israel Aish of Las Vegas, gave the invocation.

4. Pledge of Allegiance

Minutes:

MAYOR GOODMAN led the audience in the Pledge of Allegiance.

5. Recognition of the Employee of the Month

Minutes:

From the dais and before the recognition of the Employee of the Month, COUNCILMAN CREAR recognized and welcomed members of the Las Vegas Alumnae Chapter of Delta, Sigma Theta Sorority, Inc., including DR. REBECCA ROGERS and DR. TYA MATHIS-COLEMAN. He thanked them for their civic engagement and their continued efforts to promote social and policy changes.

MAGGIE PLASTER, Parks, Recreation and Cultural Affairs Director, joined MAYOR GOODMAN to recognize KRISTINA HAYES, Business Specialist, as Employee of the Month for March 2024 for exemplifying the City's values of being kind, committed and smart, as well as for her dedication to making the community better. As part of her job, MS. HAYES issued close to 10,000 film permits and was involved in notable productions, such as the Hangover, the Sopranos, the Jason Bourne movies, CSI Las Vegas and Bar Rescue, among others. She helped save money on production shoots when possible because of her integrity. Because of her adaptability and willingness to help, the Nevada Film Office nominated her. The Mayor said MS. HAYES' smiling face would be missed, and she wished her the best in her future.

MS. PLASTER commented that MS. HAYES joined the City in 1999, and she gave credit to the Public Works Department, where MS. HAYES worked before joining the Parks, Recreation and Cultural Affairs Department. MS. HAYES brings to mind work ethic, customer service and availability whenever and wherever needed, as she was brave enough to take on the unwanted task of creating a park drone policy. She was a member of the Employee Recognition Committee, and she helped the Special Events Division transition its permitting process to new software while helping to train other employees in preparation for her retirement. When MS. HAYES worked in the City's Compliance Ambassador Program during the COVID-19 pandemic, she was one of the last staff members to leave the program because of her work ethic. Despite being such a challenging year, MS. HAYES wrote in her employee evaluation that she was always happy to work with the City of Las Vegas.

MS. HAYES felt truly honored to work with the City. Working in the Public Works Department, gave her a true foundation and a wonderful husband. She was grateful for her City family, her mom and dad and her immediate family, who were in the audience, noting that her new employer would be her grandchildren.

MAYOR GOODMAN was grateful to have had such a wonderful employee work in the City.

6. Recognition of Local Animal Rescues

Minutes:

COUNCILWOMAN SEAMAN said that since she was elected, she has had the opportunity to work with many animal rescue organizations with people who work tirelessly and give their time and money to ensure that as many animals as possible find loving, forever homes. She recognized a few of the animal rescue organizations, noting that they are the first to speak up when there is a problem, but the first to step up and help with unconditional love for animals. She thanked them for their invaluable contributions and efforts to improve the world for all creatures.

The Councilwoman called forward the following representatives and organizations: BRYCE HENDERSON, No Kill Las Vegas; LORI HEEREN, Nevada SPCA (Society for the Prevention of Cruelty); SHARON LINSENBARDT, The Las Vegas Farm; DAVE SCHWEIGER, Bunnies Matter; RACHEL BERGREN, Heaven Can Wait Animal Society; ARINA HANCIULESCU, Lost and Found Animal Foundation; DIANA ENGLAND, A Home 4 Spot; MARY ELGIE, Forgotten Dogs Animal Rescue; and MARISSA FLAGG, Animal Network.

COUNCILWOMAN SEAMAN presented a proclamation to each of the rescue organizations and in the interest of time, read the one proclaiming March 20, 2024, as A Home 4 Spot Day. Copies of the proclamations were submitted for the record.

MR. SCHWEIGER was thankful for the support received and all who volunteered, and he emphasized that the illegal breeding of animals needs to stop.

MR. HENDERSON was especially thankful to COUNCILWOMAN SEAMAN for the City's efforts to help animals. He had his dog, ARBOR, with him and said ARBOR inspired him to start his organization after he helped him discover some of the issues at The Animal Foundation, and then he started working with volunteers to help rescue animals. He stressed that there is a lot of work to be done and urged funding for a new shelter. Despite difficulties with The Animal Foundation and concerns for animals, he said it was a new day when the City was asking him and other rescue entities to stand up in recognition.

MS. BERGREN said spaying and neutering animals is the essence of her organization and she was glad to help animals. She was grateful for the recognition and felt honored to work with other animal rescue

organizations. In celebration of Women's History Month, she recognized women and said all her staff members are females.

MAYOR GOODMAN thanked all the aforementioned organizations for their efforts and passion to help animals.

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

CHRISTIAN SALMON, NICOLE KELLEY, RENEE NEWMAN and BRINTON MARSDEN expressed opposition and concerns with Item 42 (Bill 2024-8), specifically with changes regarding acreage and height for churches, placement of telecommunications towers, as well as changes to Residential Adjacency Standards.

MR. SALMON urged these changes to be eliminated and consideration given to the residents, who were not consulted at all.

MS. KELLEY was particularly concerned with the removal of LVMC (Las Vegas Municipal Code) 19.06.60, which eliminates some height requirements as part of the Residential Adjacency Standards, and wondered if studies were conducted to determine the future impact of this.

MS. NEWMAN opposed the removal of the height restriction in their rural neighborhood, added traffic and potential architectural styles allowed. She appreciated growth but felt there have to be areas where people can retain their rural lifestyle.

MR. MARSDEN said when he and his wife retired from law enforcement careers they looked for large acreage and found it in the Lone Mountain Natural Preserve, which is an area under a rural standards agreement between Clark County and the City of Las Vegas. He noted that the back-door changes through Bill 2024-8 will destroy the agreement, which was to be reassessed in 2026. He alleged that the City is rushing to repeal the zoning restrictions because they fear it would not be allowed under a renegotiation of the agreement.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

9. For possible action to approve the Final Minutes by reference of the February 21, 2024 Regular City Council Meeting

Motion made by Brian Knudsen to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

ADMINISTRATIVE - CONSENT

10. For possible action to approve Amendment No. 1 to the Franchise Agreement for telecommunications service between the City of Las Vegas ("City") and MCImetro Access Transmission Services Corp. n/k/a MCImetro Access Transmission Services LLC ("MCImetro") which provides for a six (6) month extension until September 1, 2024 - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

NOTE: The video does not reflect the vote accurately, in that MAYOR GOODMAN abstained from voting on Item 16 due to her son's involvement in the marijuana industry.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

11. For possible action to approve Amendment No. 1 to the Franchise Agreement for telecommunications service between the City of Las Vegas ("City") and Zayo Group, LLC ("Zayo") which provides for a six (6) month extension until September 1, 2024 - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

12. For possible action to approve Amendment No. 3 to the Franchise Agreement for telecommunications service between the City of Las Vegas ("City") and AT&T Communications of Nevada, Inc. n/k/a AT&T Corp. ("AT&T") which provides for a six (6) month extension until September 1, 2024 - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

13. For possible action to approve a Two-Day Opening for a Non-Restricted Gaming license for FIFTH STREET GAMING LLC dba FIFTH STREET GAMING LLC db at GOLD SPIKE HOTEL at 217 North Las Vegas Boulevard - Ward 5 (Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

14. For possible action to approve a Massage Establishment license for SNOOK LLC dba THE WELL SPOT at 8933 West Sahara Ave, Suite 101 - Ward 2 (Seaman)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

15. For possible action to approve a One-Day Opening for a Non-Restricted Gaming license for FIFTH STREET GAMING LLC dba FIFTH STREET GAMING LLC db at WESTERN HOTEL & CASINO at 899 Fremont Street - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

16. For possible action to approve a Temporary Retail Cannabis Store license for WELLNESS CONNECTION OF NEVADA dba CULTIVATE at 7105 North Durango Drive, Suite 120 - Ward 4 (Allen-Palenske)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

NOTE: The video does not reflect the vote accurately, in that MAYOR GOODMAN abstained from voting on Item 16 due to her son's involvement in the marijuana industry.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Abstain-Carolyn Goodman;

17. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE CO dba CENTURY GAMING TECHNOLOGIES db at BRUCE MARKET at 1801 East Charleston Boulevard - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

FINANCE - PURCHASING AND CONTRACTS - CONSENT

18. For possible action to approve award of Mutual Use Contract No. 240187-BM, Bulk Diesel and Biodiesel - Department of Public Works - Award recommended to: PILOT THOMAS LOGISTICS LLC (Not-To-Exceed \$3,000,000 Annually/Total Amount Not-to-Exceed \$15,000,000 - Automotive Services Internal Service Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

19. For possible action to approve award of Agreement No. 240136-JL, INRIX Safety View SaaS - Public Works Department - Award recommended to: INRIX, INC. (\$800,000 - Traffic Improvements Capital Projects Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

20. For possible action to approve award of Contract No. 230197-JH, Urban Forestry Management Plan - Department of Parks, Recreation and Cultural Affairs - Award recommended to: DAVEY RESOURCE GROUP, INC. (\$405,377 - General Capital Projects Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

21. For possible action to approve award of Modification No. 4 to Contract No. 160153-JL-R, EMS Billing Services (Revised) - Fire and Rescue Department - Award recommended to: DIGITECH COMPUTER LLC (Increase Amount Not-to-Exceed \$1,000,000 Annually/Total Increase Amount Not-to-Exceed \$5,000,000 - General Fund) - Clark County

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

22. For possible action to approve award of Contract No. 24.MWA382-DD, Prime Design Services for Water Pollution Control Facility (WPCF) Lab and Lab Expansion Project, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (\$1,773,004 - Sanitation Enterprise Fund) - Clark County

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

23. For possible action to approve award of Bid No. 24.MWA706-TF, CSN Historic Westside Education and Training Center, located at 1099 C Street, to the lowest responsive and responsible bidder, and the construction conflicts and contingency reserve - Department of Public Works - Award recommended to: BUILDERS UNITED LLC (\$13,980,000 - City Facilities Capital Projects Fund) - Ward 5 (Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

24. For possible action to approve award of Contract No. 240193-SK, Professional Services for MORE Teams - LV Rescue Mission - Department of Neighborhood Services - Award recommended to: LAS VEGAS RESCUE

MISSION (Not-to-Exceed \$260,200 Annually/Total Contract Amount Not-to-Exceed \$1,301,000 - General Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

25. For possible action to approve award of Contract No. 240194-SK, Professional Services for MORE Teams - Vegas Stronger - Department of Neighborhood Services - Award recommended to: VEGAS STRONGER (Not-to-Exceed \$260,200 Annually/Total Contract Amount Not-to-Exceed \$1,301,000 - General Fund) - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

26. For possible action to approve award of Modification No. 1 to Contract No. 210159-DD, Prime Design Services for Regional Pickleball Complex at Wayne Bunker Park, located at 7351 West Alexander Road - Department of Public Works - Award recommended to: DESIGN VISION, INC. DBA SLA LAND ARCHITECTS (\$656,000 - Parks and Leisure Capital Projects Fund) - Ward 4 (Allen-Palenske)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

NEIGHBORHOOD SERVICES - CONSENT

27. For possible action to approve the Assignment and Assumption Agreement between the City of Las Vegas, VV2 Vegas LLC and Fremont Village (Two) LLC for the Share Village 2 property, located at 50 North 21st Street, APN 139-35-804-011 - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

PUBLIC SAFETY - CONSENT

28. For possible action to approve the acceptance of the Edward Byrne Memorial Justice Assistance Grant (JAG) award in the amount of \$800,000 from the United States Department of Justice (DOJ) Office of Justice Programs (OJP) to the City of Las Vegas (City) for a collaboration between the Las Vegas Department of Public Safety (LVDPS), New York University (NYU), and the University of Nevada, Las Vegas (UNLV) for the smart policing assessment project - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

PUBLIC WORKS - CONSENT

29. For possible action to approve Interlocal Agreement No. 136442-A between the City of Las Vegas (CLV) and the Las Vegas Valley Water District (LVVWD) to receive potable water for the Rancho Drive Complete Street - Mesquite Avenue to Sahara Avenue Project located on Rancho Drive, between Mesquite Avenue and Sahara Avenue (\$43,835 - Road and Flood Capital Project Fund [CPF]) - Ward 1 (Knudsen)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

30. For possible action to approve Supplemental No. 2 to Interlocal Contract 1320 between the Cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to decrease funding in the amount of \$250,000 for engineering of the ITS Master Plan Project - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

31. For possible action to approve Supplemental No. 3 to Interlocal Contract 1319 between the Cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to increase funding in the amount of \$500,000 for construction of the Traffic Signal Detection, Repair, and Replacement Project - All Wards

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

32. For possible action to approve Supplemental No. 3 to Interlocal Contract 1173 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to decrease funding in the amount of \$5,000,000 for construction of the Las Vegas Boulevard, Stewart Avenue to Sahara Avenue Project - Wards 3 and 5 (Diaz and Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

33. For possible action to approve Supplemental No. 4 to Interlocal Contract 1164 between the Cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) for the RTC to provide additional funding for engineering in the amount of \$15,000,000 for the Maryland Parkway, Russell Road to Medical District Project - Wards 1, 3 and 5 (Knudsen, Diaz and Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

34. For possible action to approve Supplemental No. 1 to Interlocal Contract 1092 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2028, for the Colorado Avenue, Commerce Street to 4th Street Project - Ward 3 (Diaz)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

35. For possible action to approve Supplemental No. 1 to Interlocal Contract 1097 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2028, for the Iron Mountain Road, Bradley Road to Thom Boulevard Project - Ward 6 (Brune)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

36. For possible action to approve Supplemental No. 2 to Interlocal Contract 1002 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2028, for the Charleston Boulevard at Torrey Pines Drive and Lake Mead Boulevard at Jones Boulevard Intersection Improvements Project - Wards 1 and 5 (Knudsen and Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

37. For possible action to approve the Restated and Amended Lease and Operating Agreement between the City of Las Vegas (CLV) and Las Vegas Indian Center, Inc. (Center) to extend the lease term for five (5) years with three (3) additional terms of five-year renewal options for the property and existing building improvements located at 2300 West Bonanza Road (APN 139-29-704-034) - Ward 5 (Crear)

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 38

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

RESOLUTIONS - CONSENT

38. R-14-2024 - For possible action to approve a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the RDA and Ragsdale 1977 Trust and Richard P Lamb (Owner) and Infinite Holdings, LLC, dba Bridger Inn Motel (as Tenant and CVIP Participant) located at 301 South Main Street (APN 139-34-210-002), to be in compliance with and in furtherance of the goals and objectives of the RDA - Redevelopment Area - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 5 (RA-3-2024)]

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

DISCUSSION/ACTION ITEMS

CITY ATTORNEY - DISCUSSION

39. Hearing and discussion for possible action regarding a complaint for disciplinary action against KNK Property Management, LLC d/b/a Travelers Bed and Breakfast, and Hope Kwon, Managing Member, whose place of business is located at 1502 South Las Vegas Boulevard, Las Vegas, Nevada 89101, as holders of Hotel License No. G63-05293 and Residence Hostel Single Room License No. G63-05479 for violations of the Las Vegas Municipal Code - Ward 3 (Diaz)

Minutes:

NOTE: A Verbatim Transcript of this item is made part of the Final Minutes and is included in the backup.

Appearance List:

CAROLYN GOODMAN, Mayor

JOHN CURTIS, Deputy City Attorney

JOHN LEE, Attorney on behalf of KNK Property Management, LLC

DARCY ADELBAI-HURD, Business Licensing Manager

LIEUTENANT JESSE KOMMEL-BERNSTEIN, Las Vegas Metropolitan Police Department

ANTHONY OWENS, Property Manager

BRIAN KNUDSEN, Councilman

NANCY BRUNE, Councilwoman

OLIVIA DIAZ, Councilwoman

LIDIA VARQUEZ, Employee of Traveler's Bed and Breakfast

HOPE KWON CHUNG, Managing Member

JEFF DOROCAK, City Attorney

(1 hour, 31 minutes, 27 seconds) [48:50 – 2:20:17]

Typed by: Speechpad.com

Proofed by: Samantha DiNicola

Motion made by Olivia Diaz to Approve the revocation of the licenses

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

40. Bill No. 2024-6 - For possible action - Annexation No. 23-0386-ANX1 - Property Location: Southeast corner of Kyle Canyon Road and Alpine Ridge Way; Petitioned by: Pacific Classic, LLC; Acreage: 3.25 acres; Zoned: RN (County Zoning), R-E (City Equivalent). Sponsored by Councilwoman Nancy E. Brune

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

41. Bill No. 2024-7 - For possible action - Annexation No. 23-0387-ANX1 - Property Location: Southwest corner of Kyle Canyon Road and Larry McBryde Street; Petitioned by: Pacific Classic, LLC; Acreage: 2.89 acres; Zoned: RN (County Zoning), R-E (City Equivalent). Sponsored by: Councilwoman Nancy E. Brune

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

42. Bill No. 2024-8 - For possible action - Repeals and replaces LVMC 19.10.020, pertaining to the C-V Civic Zoning District, to provide updated standards and procedures for that district. Sponsored by: Councilwoman Francis Allen-Palenske

Minutes:

Second reading and bill adopted as introduced as Ordinance No. 6863.

See Item 7 for related discussion.

Motion made by Brian Knudsen to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

For-Nancy Brune, Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote-Cedric Crear;

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

43. Bill No. 2023-28 - Amends LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law. Sponsored by: Councilwoman Olivia Díaz

Minutes:

Recommendation noted.

4/15/2024 Recommending Committee

4/3/2024 Council Agenda

COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". All items on the consent agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the Discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

44. 24-0048-EOT2 - NON PUBLIC HEARING - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project request for the FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0278-SDR1) FOR A PROPOSED TEMPORARY SCHOOL CAMPUS on 8.18 acres at 1905 Atlantic Street (APN 162-01-301-001), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

For-Nancy Brune, Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote-Cedric Crear;

COMMUNITY DEVELOPMENT - ONE MOTION/ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered to be routine non-public and public hearing items with a Planning Commission and/or Staff recommendation of approval. All public hearings and non-public hearings items will be opened at one time. Any person representing an application or a member of the public or a member of the City Council not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

45. 23-0565-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFRAIM ZAKEN - OWNER: VINTAGE VEGAS GAMBLING, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,721 SQUARE-FOOT AUTOMOBILE RENTAL USE at 128 Fremont Street (APNs 139-34-111-014, 021, 022, and 024), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 45-46b.

COUNCILMAN KNUDSEN said Items 47 and 48 were requested to be pulled for discussion, and COUNCILWOMAN DIAZ explained that she would like the Council to get an idea of the scope of the project.

MAYOR GOODMAN declared the Public Hearing closed for Items 45-46b.

Motion made by Brian Knudsen to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 47 and 48

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

46. 23-0624 - PUBLIC HEARING - APPLICANT: NEW CINGULAR WIRELESS PCS, LLC - OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on the following Land Use Entitlement project requests on 0.97 acres at 7941 North Jones Boulevard (APN 125-14-504-007), R-E (Residence Estates) Zone, Ward 6 (Brune). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Item 45 for related discussion and Items 46a and 46b for related backup.

- 46a. 23-0624-VAR1 - VARIANCE - TO ALLOW A 13-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 270 FEET IS THE MINIMUM REQUIRED

Minutes:

See Item 45 for related discussion and Items 46-46b for related backup.

Motion made by Brian Knudsen to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 47 and 48

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

- 46b. 23-0624-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-60674) FOR THE PROPOSED EXPANSION OF AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN USE

Minutes:

See Item 45 for related discussion and Items 46-46b for related backup.

Motion made by Brian Knudsen to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 47 and 48

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

47. 23-0627-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT - OWNER: MADISON CHURCH, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JENNIFER LAZOVICH, appearing on behalf of the applicant, referred to the aerial map and pointed to the site in question on 7th Street and Bridger Avenue, noting that her client is assisting the nearby church to relocate and with the architectural design for their new location. Hence, the side buildings will be demolished, leaving space for a mixed-used commercial project consisting of approximately 7,500 square feet with residential units above and approximately 126 parking spaces. She appreciated the recommendations for approval and COUNCILWOMAN DIAZ pulling the project for discussion to highlight it.

With land being scarce in the downtown area, COUNCILWOMAN DIAZ said she saw the need to show residents the City is being as prudent as possible by supporting mixed-use development and providing residential units for the nearby workforce.

SETH FLOYD, Community Development Director, reported that while Waivers were requested for setbacks, parking and landscaping, staff found the proposed infill Mixed-Use Development adheres to the overall intent of the Vision 2045 Downtown Las Vegas Master Plan. The project was designed in a compatible manner with the surrounding, existing development. Staff recommended approval.

See Item 45 for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Olivia Diaz to Approve subject to condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

48. 23-0664-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-47296) FOR A PROPOSED TWO-STORY TALL, 9,500 SQUARE-FOOT ADDITION TO AN EXISTING 24,245 SQUARE-FOOT CHARTER PRIMARY SCHOOL DEVELOPMENT WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 1.56 acres at 320 South 9th Street (APN 139-34-701-010), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ROSA CORTEZ, City Engineer and Deputy Public Works Director, and SEAN ROBINSON, Assistant City Traffic Engineer, were present.

MS. CORTEZ reviewed a PowerPoint presentation, a copy of which was submitted for the record, and referenced photos with views of the site. The photo to the left shows a view from the east and a building to be demolished to accommodate the new building. The right photo shows a view toward the north and the photo to the lower left shows the parking lot to the west of the site as it exists. The bottom aerials provide the project location, which is on the southwest corner of Bridger Avenue and 9th Street. Slide 2 includes the site plan layout for the proposed project, consisting of the addition of a new 9,500 square-foot building south of the existing school property to accommodate three additional classrooms for 3rd, 4th and 5th grades. The playground area will be expanded and include a new shade structure. The parking lot will have new striping. The added fencing will match the existing fencing. Lastly, she showed the renderings of the proposed building to demonstrate design compatibility with the existing school.

COUNCILWOMAN DIAZ asked if the Historic Preservation Commission (HPC) vetted the proposed project, to which MS. CORTEZ replied that it was presented to the HPC, which gave positive feedback, for review as a courtesy because the site is not on any historical register, but it is located between two properties that are on the National Register of Historic Places.

MR. ROBINSON stated that to mitigate possible traffic circulation issues, the Public Works Department acknowledged the concerns, and he recommended additional conditions of approval, which he briefly reviewed regarding partial one-way streets and a required on-site review of traffic circulation.

MAYOR GOODMAN questioned traffic circulation during drop-off and pick-up times. TAMMY MALICH, Youth Development and Social Initiatives Director, advised that the drop-off and pick-up point was approved by the Charter Board and was located in front of the school. She assured the Mayor that school staff monitors circulation and efficiency and prohibits vehicles from turning around. The Mayor said she just wanted to make sure traffic movement was not impaired.

PETER LOWENSTEIN, Deputy Community Development Director, stated that while a Waiver was requested to allow no additional onsite parking, staff found there is adequate street parking and shared parking lots in the surrounding area. The proposed school expansion adheres to the overall intent of the Vision 2045 Downtown Master Plan; therefore, staff recommended approval. BART ANDERSON, Engineering Project Manager, read the added conditions.

COUNCILWOMAN DIAZ thanked Public Works staff for helping to address the concerns of the residents regarding traffic flow patterns.

See Item 45 for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Olivia Diaz to Approve subject to condition(s) and adding the following conditions as read for the record:

A. The Developer of this site shall submit an appropriate request to the City of Las Vegas to convert 9th Street, from Bridger Avenue to Lewis Avenue, and Lewis Avenue, from 9th Street to 10th Street, to one-way (southbound and eastbound), prior to the issuance of permits for on-site development. If this request is approved by the City Traffic Engineer, the developer shall be responsible for all costs associated with this conversion, including slurry, signage and markings, and such improvements shall be constructed concurrent with on-site development activities.

B. The operators of the school shall contact the Transportation Engineering Division (Rick Schroder at 702-229-2452, rschroder@lasvegasnevada.gov) within 60 days of the reopening of the school to schedule an on-site review and evaluation of the school operations for both drop-off and pick-up, and shall comply with the recommendations of the Transportation Engineering representative resulting from this evaluation.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

For-Nancy Brune, Victoria Seaman, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske; Did Not Vote-Cedric Crear;

COMMUNITY DEVELOPMENT - DISCUSSION

49. 23-0629 - PUBLIC HEARING - APPLICANT/OWNER: IHC HEALTH SERVICES, INC. - For possible action on an Appeal of the Denial by the Planning Commission of a portion of the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman). The Planning Commission (6-1 vote) recommends DENIAL on 23-0629-SDR1. Staff recommends DENIAL on the Land Use Entitlement project.

Minutes:

See Items 49a and 49b for related backup.

- 49a. 23-0629-SUP1 - This Special Use Permit was approved (6-1 vote) at the February 13, 2024 Planning Commission meeting and is not part of this Appeal

Minutes:

See Items 49-49b for related backup.

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

- 49b. 23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS

Minutes:

See Items 49-49b for related backup.

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

50. 23-0645 - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN SANCHEZ, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 623 South 4th Street (APN 139-34-311-138), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Items 50a and 50b for related backup.

- 50a. 23-0645-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,235 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 4,980 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:

See Items 50-50b for related backup.

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

50b. 23-0645-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE

Minutes:

See Items 50-50b for related backup.

Motion made by Brian Knudsen to Strike Items 38, 40 and 41 and Hold in Abeyance Items 49a and 49b and 50a and 50b to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

51. 23-0656-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED COIN MACHINE CO. - OWNER: ELKHORN HUALAPAI, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) USE at 7161 North Hualapai Way, Suite #110 (APN 126-24-517-004), PD (Planned Development) Zone [VC (Village Commercial) Cliffs Edge Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

SETH FLOYD, Community Development Director, reported that the proposed Gaming (Incidental Gaming Machines Only) use would be located within a shopping center with compatible retail, restaurant, office and personal service uses. As such, the proposed use could be conducted in a manner that is harmonious and compatible with existing and future land uses. Staff recommended approval.

COUNCILWOMAN ALLEN-PALENSKE said she received an overwhelming amount of opposition, and the applicant did not show up to an appointment with her. She opted to hold this matter for 30 days.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Francis Allen-Palenske to Hold in Abeyance to 4/17/2024

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Brian Knudsen, Olivia Diaz, Francis Allen-Palenske;

REPORTS AND PRESENTATIONS

52. Report by Celese Rayford, Region 2 Superintendent, on the current educational operations in schools within the Clark County School District (CCSD) in the City of Las Vegas - All Wards

Minutes:

TAMMY MALICH, Youth Development and Social Initiatives Director, indicated that pursuant to Nevada Revised Statutes (NRS) 388G.630 and Clark County School District (CCSD) Regulation 2130, as a result of Assembly Bill (AB) 469 approval during the 2017 Nevada Legislative Session, CCSD is required to provide quarterly updates to the governing board of each city and county. This quarterly report document was provided to the public, and it addresses proficiency and proficiency gaps in English Language Arts, Grade 3 Reading, Mathematics and Science, the Nevada School Performance Framework, Advanced Coursework Diversity and Achievement in High Schools, CTE (career and technical education) Enrollment and Diversity, High-Skill and High-Demand Programs of Study, International Baccalaureate, Magnet School Enrollment, Chronic Absenteeism and Student Behavior for students who attend city of Las Vegas schools.

MAYOR GOODMAN asked if there would be any comment on the decisions and discussions regarding a new superintendent. CELESE RAYFORD, Region 2 Superintendent with CCSD, replied that the School Board of Trustees decided to go with a national search and receive input from the constituency.

Regarding the report, MS. RAYFORD said CCSD regulation requires a report on CCSD's compliance with NRS 388G.500-820, the reorganization law, and aligned State of Nevada and CCSD regulations. Compliance with State Law and regulation is monitored by the State Superintendent of public instruction and may provide a Notice of Noncompliance if a deficiency were to be found, but none was found. CCSD also produces an annual organization compliance report documenting compliance with requirements of State Law and regulation and CCSD's aligned regulation. For the report reflecting the requirements of Fiscal Year 2023, the compliance analysis found two instances of non-compliance out of 30 compliance points. Both were related to reports submitted in Calendar Year 2022. Quarter 4 was submitted for the City's review, and it included the areas mentioned by MS. MALICH. Highlights in celebration included Rex Bell Elementary School was awarded a sponsorship grant for Leader in Me and Franklin Covey Education Products and Services. Howard Hollingsworth STEAM (science, technology, engineering, art and math) Academy held its Second Annual Community Day event during Super Bowl week and active and former players took students through a day of fun-filled drills and a pizza party. Lastly, in honor of Youth Art Month, CCSD showcased students' talents at Harry Reid Airport and CHARLES FAZZINO held an interactive workshop for students at John C. Fremont Professional Development Middle School, Academy of Medical Sciences, Global Community School and Valley High School. The original art piece was located in Terminal 1.

COUNCILWOMAN DIAZ said the recent resident survey revealed that they are primarily concerned about education; therefore, she wanted to make MS. RAYFORD aware of this. DAVID RIGGLEMAN, Office of Communication Director, indicated that 912 residents were surveyed from all wards.

SET DATE

53. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

Minutes:

MAYOR GOODMAN advised the City Clerk, LUANN D. HOLMES, to set the date for all applicable items.

CITIZENS PARTICIPATION

54. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

DANIEL BRAISTED alleged that not enough attention is paid to incidents involving injury of citizens by illegal residents, which he believed is part of a scheme to minimize the issue. He urged the Council to provide a background report of such individuals. He announced that the National Hardware Show would be held the following week and submitted for the record a document with his pass code. He encouraged people to attend because they have all sorts of tools and equipment at various prices.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

55. Discussion regarding potential items for future City Council agendas - All Wards

Minutes:

None.

COUNCIL MEMBER RECOGNITION

56. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

Minutes:

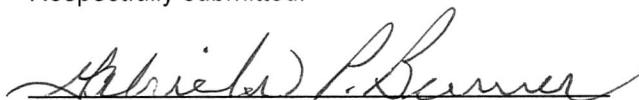
COUNCILMEMBERS BRUNE, ALLEN-PALENSKE, SEAMAN, DIAZ, CREAM and KNUDSEN announced various events for March and April. Some of the Councilmembers submitted flyers or photos, which are attached as backup, regarding their events and points of interest.


COUNCILWOMAN ALLEN-PALENSKE expressed her heartfelt sympathy for the passing of RYAN SMITH, Economic and Urban Development Director.

MAYOR GOODMAN asked families to take care of and listen to their children, and she thanked all staff involved in making this a successful and safe meeting. She announced that the next meeting date would be April 3, 2024, and requested that people be kind to their neighbors and animals.

The meeting was adjourned at 12:18 p.m.

Respectfully submitted:


Gabriela Portillo-Brenner, Deputy City Clerk


for LuAnn D. Holmes, MMC, City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor

**CITY COUNCIL MEETING OF
MARCH 20, 2024
VERBATIM TRANSCRIPT – AGENDA ITEM 39**

1 **Hearing and discussion for possible action regarding a complaint for disciplinary action**
2 **against KNK Property Management, LLC d/b/a Travelers Bed and Breakfast, and Hope**
3 **Kwon, Managing Member, whose place of business is located at 1502 South Las Vegas**
4 **Boulevard, Las Vegas, Nevada 89101, as holders of Hotel License No. G63-05293 and**
5 **Residence Hostel Single Room License No. G63-05479 for violations of the Las Vegas**
6 **Municipal Code - Ward 3 (Diaz)**

7

8 **Appearance List**

9 CAROLYN GOODMAN, Mayor
10 JOHN CURTIS, Deputy City Attorney
11 JOHN LEE, Attorney on behalf of KNK Property Management, LLC
12 DARCY ADELBAI-HURD, Business Licensing Manager
13 LIEUTENANT JESSE KOMMEL-BERNSTEIN, Las Vegas Metropolitan Police Department
14 ANTHONY OWENS, Property Manager
15 BRIAN KNUDSEN, Councilman
16 NANCY BRUNE, Councilwoman
17 OLIVIA DIAZ, Councilwoman
18 LIDIA VARQUEZ, Employee of Traveler’s Bed and Breakfast
19 HOPE KWON CHUNG, Managing Member
20 JEFF DOROCAK, City Attorney

21

22 (1 hour, 31 minutes, 27 seconds) [48:50 – 2:20:17]

23

24 Typed by: Speechpad.com

25 Proofed by: Samantha DiNicola

26

27 **MAYOR GOODMAN**

28 We'll move on to Agenda Item 39, hearing and discussion for possible action regarding a
29 complaint for disciplinary action against KNK Property Management, LLC d/b/a Travelers Bed

CITY COUNCIL MEETING OF
MARCH 20, 2024
VERBATIM TRANSCRIPT – AGENDA ITEM 39

30 and Breakfast, and Hope Kwon, Managing Member, whose place of business is located at
31 1502 South Las Vegas Boulevard, Las Vegas, Nevada 89101, as holders of Hotel License
32 No. G63-05293 and Residence Hostel Single Room License No. G63-05479 for violations of the
33 Las Vegas Municipal Code, in Ward 3 with Councilwoman Diaz. Good morning.

34

35 **JOHN CURTIS**

36 Morning, Your Honor.

37

38 **MAYOR GOODMAN**

39 Good morning.

40

41 **JOHN CURTIS**

42 Deputy City Attorney John Curtis, with me, Deputy City Attorney Paul Mata, representing the
43 City of Las Vegas. Also at the podium is Business Licensing Manager Darcy Adelbai-Hurd.

44 We're ready to proceed with the hearing today. I believe the Licensee is in the audience, and we
45 would ask them to come forward if they would, please.

46

47 **MAYOR GOODMAN**

48 Good morning. Thank you for coming down.

49

50 **JOHN LEE**

51 Good morning, Madam Mayor, City Council. My name is attorney John Lee, Bar Number 1340,
52 appearing on behalf of KNK Management Properties and Mrs. or Ms. — let me get the name
53 right —

54

55 **MAYOR GOODMAN**

56 Hope Kwon.

CITY COUNCIL MEETING OF
MARCH 20, 2024
VERBATIM TRANSCRIPT – AGENDA ITEM 39

57 **JOHN LEE**

58 — Hope Kwon Chung.

59

60 **MAYOR GOODMAN**

61 Correct.

62

63 **JOHN LEE**

64 Mrs. Chung is here.

65

66 **MAYOR GOODMAN**

67 Good morning.

68

69 **JOHN LEE**

70 Thank you.

71

72 **JOHN CURTIS**

73 We're ready to proceed, Your Honor.

74

75 **MAYOR GOODMAN**

76 And the gentleman to your right, sir?

77

78 **JOHN LEE**

79 Yes, Your Honor, that's our property manager, Mr. Anthony Owens. He'll be addressing some of
80 the concerns.

81

82 **MAYOR GOODMAN**

83 And for a brief moment, could I ask you to just take your mask down for one moment so we
84 have a full visual of who you are. Thank you so much. And please feel free to go back up. Thank
85 you. Yes, Mr. Curtis.

CITY COUNCIL MEETING OF
MARCH 20, 2024
VERBATIM TRANSCRIPT – AGENDA ITEM 39

86 **JOHN CURTIS**

87 Your Honor, Madam Mayor and members of the Council, if I may, what we'd like to do this
88 morning is we have a significant amount of evidence to present. I'd like to make a very short sort
89 of opening statement, as it were, and then turn it over to our Business Licensing people and
90 representatives of the Las Vegas Metropolitan Police Department for their factual analysis and
91 basis and the litany of facts and circumstances which bring us here today. But to begin with, I'd
92 just like to make a short statement to summarize what I think the Council is going to hear, you
93 know, over the next 20 or 30 minutes.

94 What brings us here today is a situation which is out of control on Las Vegas Boulevard,
95 1502 Las Vegas Boulevard South, at the corner of Third and Utah, at a business, the Licensee
96 known as Travelers Bed and Breakfast. The Licensee is licensed for short-term rentals as a hotel
97 and as a hostel. It has 22 units. The hostel has four units that is rented as a hotel for slightly
98 longer stays. But the license is only for short-term stays, not for long-term rentals of any kind.
99 Okay.

100 All of it is over, what has brought us here today is what started out being just a normal bed and
101 breakfast, maybe 10 years ago, has turned into this hotbed of criminality, which has escalated to
102 the point today that, over the last 8 months, the Las Vegas Metropolitan Police Department had
103 no choice but to declare this business and the surrounding area a chronic nuisance and ask for an
104 emergency shutdown. Because of those circumstances, we also expedited this disciplinary
105 complaint, seeking disciplinary action by this Council against the Licensee.

106 All of these, this, for lack of a better term, what was once a law-abiding business has turned into
107 this den of iniquity, which will be outlined by, factually by Darcy Adelbai-Hurd and the
108 Metropolitan Police Department. And at the risk of sounding melodramatic, we're talking about
109 drugs, open drug usage, open drug trafficking, illegal narcotics, overdoses, stabbings, shootings,
110 and homicides, all of which, and at plural, not singular, all of which have escalated in the last
111 eight months to the point that we have come to this forum today to bring the owner to account,
112 the holding owner to account for what is certainly a business which is attracting the most
113 unsavory and egregious form of criminal activity.

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114 I'm going to remind the Council, as they hear the, hear the evidence today, that this business sits
115 on the very cusp of the Arts District, and it is on the southern tip, at 1502 Las Vegas Boulevard
116 South, which is the entrance and the beginning of the Arts District, which is a rapidly
117 regentrifying area in Las Vegas, an area which is soon to be, if it isn't already, a showplace for
118 the best of urban Las Vegas. And right on the edge of it sits this business, where there have been
119 hundreds of calls for service, homicides, stabbings, shootings, and open drug activity to the point
120 where Metro, the Fire Department, and Business Licensing had no alternative but to bring this
121 disciplinary complaint here today.

122 So I will ask this Council, at the end of the presentation, to move for a finding that this is a
123 public nuisance, and because it is operated as a public nuisance, that the business license be
124 revoked. But I will make that presentation at the conclusion of the factual evidence you will hear
125 today.

126 And with that, I'll bring it over, I'll turn it over to Darcy Adelbai-Hurd, who will set forth the
127 litany of both Las Vegas Municipal Code sections and the violations thereof, which brought forth
128 this disciplinary complaint. From there, we'll go to the Las Vegas Metropolitan Police
129 Department, who have several representatives here to make a presentation.

130

131 **MAYOR GOODMAN**

132 And if I might ask you, is the operation at this moment closed?

133

134 **JOHN CURTIS**

135 It has been closed since March 7th, Your Honor.

136

137 **MAYOR GOODMAN**

138 Okay. Thank you.

139

140 **JOHN CURTIS**

141 So under an emergency Metro shutdown. And the representatives, of course, will be here to

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142 outline the factual basis for that. And of course, the Licensee themselves and their
143 representatives will be speaking after we conclude. Thank you.

144

145 **MAYOR GOODMAN**

146 Thank you.

147

148 **DARCY ADELBAI-HURD**

149 Okay. Good morning, Mayor and Council. Darcy Adelbai-Hurd for the record, Business
150 Licensing Manager. As John has stated, this is for KNK Property Management, doing business
151 as Travelers Bed and Breakfast.

152 So over the past few years, Travelers Bed and Breakfast has been found noncompliant upon
153 inspection from Business Licensing. We have conducted several inspections, including joint
154 inspections with Fire, Metro, and Code Enforcement. Despite ongoing efforts, we have continued
155 to find violations, ranging from failure to maintain adequate records and issues with allowing
156 them to have extended stays.

157 Their license is for a hotel with four rooms and a hostel with 22 rooms, which shares one
158 bathroom. When the applicant applied for the business, it was for Public Accommodations/Room
159 Renting Business. Hotel will only rent rooms A, B, E, and D. Hostel, daily rentals only. The
160 licenses were conditioned by our Planning and Zoning, indicating daily rental period is not
161 allowed more than one week. The licenses were granted on July 29th, 2015.

162 I'm going to quickly go through the Business Licensing efforts and the violations found, and then
163 I'll turn it over to Metro.

164 So March 2019, we did three inspections, March 15th, 19th, and the 27th. We did find violations
165 of LVMC 6.46.140, 150, and 6.02.06 (sic). We found them to be noncompliant with the public
166 register. After educating the owner, they started to implement an electronic system. This is for
167 their check-in and check-out system. We also found an unlicensed coin-operating laundry
168 business on-site. But on subsequent visits, we found that they removed the laundry and they
169 started to implement that system, so the case was closed.

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170 Moving forward to November of 2021, we did receive a citizen complaint November 9th, 2021.
171 The complaint indicated that there was criminal activities, including drugs, prostitution, robbery
172 with a firearm, and stabbing at the premises. So we did a joint inspection with our Fire
173 Prevention. The owner and staff were present. We found the same violations as before, violations
174 of 6.46.100, 150, and 6.02, indicating that they had people staying extended stays. They also, the
175 complaint also indicated that there was an unlicensed hair salon operating out of one of the
176 rooms, but we were unable to substantiate that because the tenant was not at the room when we
177 were there. A follow-up inspection verified that two of the tenants that had been living there
178 longer than five months were being evicted.

179 And the joint inspection did find also that there were fire violations, nine fire safety violations.
180 We issued correction notices and issued some fees. Also, Fire did follow up, and they did correct
181 the items.

182 Then in 2023, in April, Metro did issue a chronic nuisance letter to the owner. There were five
183 activities constituting a chronic nuisance identified from the dates of February 25th, 2023 to
184 March 31st of 2023, which were violent crimes and narcotic activity. The owner did not address
185 that letter.

186 In June, we did an inspection. The owner was present. And we found the violation again for
187 6.46.100 and 150 for failure to maintain adequate records. Metro also amended their chronic
188 nuisance letter and added the additional incidents that had happened from March on until June.
189 And in November of '23, we did a joint inspection with Business Licensing, Compliance Audit,
190 Metro, which was the Downtown Area Command, and Fire. Continued to find the failure to
191 maintain adequate inspections and the extended stays. And we issued another correction notice
192 with some re-inspection fees. There was also fire safety notices issued at that inspection as well.

193 Then in February of this year, on February 13th, Compliance and Audit went back out, and upon
194 — sorry, they surveyed, our team surveyed from across the street first and they witnessed several
195 people leaving the Travelers through the side gate and walking behind the alley where they were
196 loitering. But then upon entering for inspection, hotel staff provided the registration books with
197 verbiage stating a maximum stay of 28 days with a return to the property requiring a minimum of
198 two or four days, which again is still in violation of no more than seven days. Staff indicated they

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199 had a resident who had been there as a good guest for three years, but had been to the constable
200 to gain evictions for some of the others.

201 Business Licensing staff explained again that the license does not allow for extended stays.
202 Violations again were found for the unlawful activity, doing business without a license for the
203 extended stays, and failure to maintain adequate records.

204 We did another joint inspection with Downtown Area Command, Fire Prevention, Building and
205 Safety, and Code Enforcement, and the owner was present. Found again the violations and issued
206 another notice and civil fines and re-inspection fees.

207 And then coming into this month, March of '24, we went out on March 5th, did the inspections.
208 No fines were issued. We did find also that employees were living on-site, which was a violation
209 of the extended stay for over seven days and still failing to maintain the adequate room records.

210 The next day, on March 6th, we brought before you the disciplinary complaint to set the hearing
211 for today. On March 7th, Metro did issue the emergency suspension, and we accompanied them
212 along with Neighborhood Services.

213 March 13th, we went with Metro to verify that they had closed since they were no longer
214 operating, but we did find that people were living on premise still more than six days. Multiple
215 people were observed living there in violation of the emergency suspension. And so we did issue
216 a \$500 civil fine and re-inspection fees.

217 And then we went back out the next day to verify that they had vacated, but we found yet again
218 they were still there. And so they were assessed a \$1,000 civil fine and re-inspection fees.

219 Then on the 18th, which is this week, and the 19th, we went back out two times yesterday, but
220 there were no apparent violations observed. We were out with Metro on the 18th and the 19th,
221 and on the afternoon, we just did an observation. Although we couldn't substantiate that there
222 was violations, there was activity. We could not tell whether or not people were actually living
223 there because it was the middle of the day.

224 Okay. On some of these inspections, our Audit team, who was there with them and were trying
225 to assess how to take care of their books, an audit was done. The room tax audit went from
226 January 1st through December 31st. And a finding was found that they do owe \$8,798.61 in

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227 room tax fees for unpaid room tax fees. I just wanted to highlight this is just more
228 noncompliance of the business, but not a basis for this hearing.

229 And so with that, I will turn it over to Lieutenant Kommel-Bernstein with Metro to take you
230 through the things that Metro has found that led them to the emergency order.

231

232 **MAYOR GOODMAN**

233 Thank you.

234

235 **LIEUTENANT KOMMEL-BERNSTEIN**

236 Mayor and Council, for the record, my name is Jesse Kommel-Bernstein, and I'm a lieutenant
237 with the Downtown Area Command. I also have with me Captain Brandon Oris, who's the
238 Bureau Commander for Downtown Area Command, as well as the previous Bureau Commander
239 Adam, excuse me, Brandon Oris and the Chief of our area, Chris Holmes, just to show the
240 importance of what we're going to present today. So I'll start to go through some significant
241 events that deal with violent criminal acts, and then I'll deal with some narcotics offenses as well.
242 Starting in February of 2024, there was a homicide, a murder event, which occurred where a
243 male was located on the second floor, bleeding from his abdomen when the officers arrived. The
244 crime scene was located, and there was a blood trail discovered coming from the bottom of the
245 stairs of the Travelers entrance leading into where the victim was located. There was cameras
246 that were reviewed, and they showed that someone stepped over the victim and obtained a mop
247 and bucket and began to actually mop up the blood in real time, disposing of the evidence and
248 the crime scene before police were able to arrive and determine what was occurring. Officers
249 later located a suspect matching the description, and he was subsequently arrested and confessed
250 to that stabbing. That person subsequently died, therefore making it a murder. The witnesses that
251 were interviewed by our detectives did make a point of noting that the suspect was a drug dealer
252 at the Travelers prior to him being arrested for the homicide.

253 In January of 2024, there was a stabbing. That occurred at Utah and Third Street. That's the
254 cross-streets directly next to the business. The victim was actually staying at Travelers prior to
255 being stabbed. He was staying — He was on the south entrance of the hotel, and the suspect had

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256 actually accused him of stealing. The suspect subsequently pulled out a pocket knife and stabbed
257 the victim in the upper left arm. That suspect fled, and that case is still open.

258 In October of 2023, there was another homicide event, a murder. That again occurred at the
259 intersection of Third and Utah, which is directly next to that business. The body of the victim
260 was actually on the pavement with gunshot wounds to the head and neck area, and they were in
261 such grave condition they were pronounced deceased on scene. They weren't even transported to
262 a medical facility. There's surveillance video that was reviewed and that shows the suspect
263 fleeing the area. Again, of note, the victim was a known drug dealer.

264 Detectives located video of another event that had actually occurred four days prior to the
265 murder. In that event, the victim of the homicide was in a room with a female. The suspect that
266 actually perpetrated the murder was with another male. That male had a firearm. They forcibly
267 entered the residence. There was a home invasion that occurred at Travelers, which was
268 unreported. Four days later, we have a homicide where that same victim is then killed.

269 In June of 2023, there is another battery with a deadly weapon, a shooting. They located the
270 victim with a gunshot wound to his buttocks area. Witnesses told our detectives that the suspect
271 had gotten into an altercation at the entrance of the Travelers Inn. That altercation started within
272 the business and continued at the entrance. The victim was inside the Travelers to get a room and
273 was approached by the two suspects. They found video from surrounding businesses, but the
274 Travelers had a limited view of that altercation due to the placement of the cameras. It wasn't an
275 all-encompassing view, so it was difficult to use their video.

276 Moving on to some narcotics activity that there's been search warrants taking place on the
277 property. Start one on June of 2023. During that search warrant, there was fentanyl, meth, crack
278 cocaine, heroin, and U.S. currency recovered. Also of note, during that search warrant, they
279 found multiple credit cards and identification that were in someone else's name, not the suspect's.
280 So there was fraud activities occurring.

281 In October of 2023, during another narcotics search warrant, DTAC Flex Officers, which is a
282 plainclothes team of officers that work for Downtown Area Command, located a male selling
283 narcotics at the Travelers. The reason that they targeted this person is because he had previously
284 been somebody selling narcotics within the Travelers. He had gotten a little smarter so to speak

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285 and realized that he could drive down there, sell narcotics, and then go back to another residence
286 to avoid hopefully being prosecuted. They made the connection. They did surveillance and found
287 that he was selling at the Travelers. They served a search warrant at his residence in North Las
288 Vegas. When they did, they found methamphetamine, different types of fentanyl, both in powder
289 and pill form, as well as crack cocaine, \$546 in U.S. currency, as well as two firearms.
290 Another thing, as I was on scene during that, that's important to note is that there was a
291 difference in time from when the SWAT team arrived until they were to make entry inside that
292 structure. There was evidence of things being destroyed within that house. So I don't think the
293 full scope of what he possessed that day is obviously represented within this picture. And on that
294 arrest or on that search warrant there was two arrests made, one of that particular person and one
295 of a parole violation. That female had helped during the narcotics sales on-site at the Travelers.
296 The next search warrant was in December of 2023. This occurred at the Travelers property.
297 When the SWAT team began to arrive in the area, a person purporting to be security actually
298 shut and locked the gate in an effort to deter them from entering or prevent them from entering.
299 Obviously, our SWAT team did make entry, but it delayed their entry. The suspect, as a result of
300 that, was able to run from the bungalow area, which is on the right of that top picture, the area
301 referred to as the hotel, where they have four rooms, into the main building and then move
302 between many different rooms. And this was viewed on security camera. It took a significant
303 amount of time for us to figure out where he was and actually take him into custody because of
304 that. But during that search warrant they found marijuana, fentanyl powder, a purported fentanyl
305 pill, methamphetamine, some additional prescription pills, and \$93 in U.S. currency.
306 That same suspect that denied entry to our SWAT team to the property for a lawful search
307 warrant came around again. We had officers from Convention Center Area Command that were
308 doing some follow-up on a case in their area. They observed that same gentleman in the
309 property. When he left, he left in a vehicle. They made a vehicle stop away, and in that vehicle
310 they found methamphetamine, cocaine, fentanyl, heroin, MDMA or ecstasy, marijuana, as well
311 as U.S. currency. So it's the same person that has been a repeat problem that was staying on the
312 property, who was one of the people that was staying over the allotted time and had acted as
313 security and was involved in drug sales multiple times.

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314 Just to speak to some of the events that we've responded to as well on the medical side, between
315 January 1 and March 7, there are seven known events. What I'll preface this with is this is tied
316 directly to that specific address. A lot of the events will occur on street corners and things of that
317 nature. We didn't — We just specifically used this address. But there were seven events with
318 narcotics-related overdoses just from Metro. That does not include Fire response at all
319 whatsoever.

320 What I will say is the day that we approached the business to do the emergency shutdown, there
321 was a person directly adjacent to the business in medical distress, using narcotics, that had to be
322 transported by Las Vegas Fire and Rescue because our officers approached and found her in
323 medical distress. So that was literally the day of the emergency shutdown.

324 Just to speak to some of the chronic nuisance letters and ways that we've officially put the
325 business and Ms. Kwon on notice of the issues that we've had, in March of 2023, there's a
326 chronic nuisance letter. In April of 2023, another chronic nuisance letter. And in February of
327 2024, a chronic nuisance letter. That one was specifically signed in person with Ms. Kwon at
328 Downtown Area Command.

329 Looking at some calls for service data to discuss how many times we've responded to this
330 particular property, there's overall roughly 245 CAD events, and we'll break those down a little
331 more. But that's an overarching number of calls when you look at —

332

333 **JOHN CURTIS**

334 Explain what a CAD event is.

335

336 **LIEUTENANT KOMMEL-BERNSTEIN**

337 Sorry. CAD events is computer-aided dispatch. It's basically an acronym. Every call that will
338 come in to our Dispatch Center, our officers will create, will have an event number assigned to it,
339 and that's where we pull that. When you break it down a little more, there's 102 calls for service.
340 So that's somebody calling the Police Department and asking for help, not for the Fire
341 Department, not for medical resources, but specifically for police assistance.

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342 When you look a little further down, we have 74 officer-initiated stops. What's important to note
343 about this is this is a very small property, but we are going and being proactive 74 times within
344 the August to March time frame. That's markedly more than you would find on properties of this
345 size in other places. So there's a reason for that. Obviously, there's some criminality occurring.
346 There's some narcotics activity, and there's violence that we're concerned for the community and
347 the people that are staying there. But we're also making an attempt to root out that criminal
348 activity and stop that from occurring and showing presence.
349 And that will conclude my presentation unless anybody has any questions. And if not, Captain
350 Seely I know would like to make a statement as well.

351

352 **MAYOR GOODMAN**

353 I'm not sure if it's appropriate at this time, Mr. Curtis. But I'm wondering if we're allowed to find
354 out does the owner have any other properties. And if the answer is yes, within the city confines,
355 have there been violations on those properties? And those may not be germane or allowed, but.

356

357 **JOHN CURTIS**

358 I don't think she owns — I think that's been looked into, Your Honor, and I do not believe there's
359 any other properties owned within the city of Las Vegas.

360

361 **MAYOR GOODMAN**

362 Within the city. We have no jurisdiction elsewhere. But within the city confines.

363

364 **JOHN CURTIS**

365 Within the city confines, the city has —

366

367 **MAYOR GOODMAN**

368 She owns no other property?

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369 **LIEUTENANT KOMMEL-BERNSTEIN**

370 I was speaking to a residential property, not a commercial property, so.

371

372 **JOHN CURTIS**

373 Yes. She lives in the city of Las Vegas, and this is her investment property in the city of Las

374 Vegas.

375

376 **MAYOR GOODMAN**

377 Okay.

378

379 **JOHN CURTIS**

380 That's my understanding.

381

382 **MAYOR GOODMAN**

383 But to your knowledge there are no other properties that are of this nature. And if there are, that

384 she owns, have there been violations? Those are just two things I would think are setting a

385 pattern if there's something to be said there. So just that's all.

386

387 **LIEUTENANT KOMMEL-BERNSTEIN**

388 Thank you, Mayor.

389

390 **MAYOR GOODMAN**

391 I don't know if anybody has any other questions at this point.

392

393 **JOHN CURTIS**

394 Thank you, Your Honor.

395

396 **MAYOR GOODMAN**

397 We'll wait. Thank you.

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398 **JOHN CURTIS**

399 Are you done? Are you sure? Okay. I think that will be the presentation for the City of Las
400 Vegas, Your Honor. Now the Licensee is present with counsel, and I'm sure they would like to
401 address. And then at the end of that, I'd like to make a brief summation to the Council. Thank
402 you.

403

404 **MAYOR GOODMAN**

405 Yes. And you if you'll be sure your microphones are on and that you are in front, speaking into
406 the microphone. Thank you. Yes, Mr. Lee, please.

407

408 **JOHN LEE**

409 Yes, Madam Mayor. If I may, let me introduce, again, Ms. Hope Kwon Chung. She's a 78-year-
410 old Nevada resident. She's been living in Nevada since 1968 and '69. She's become a U.S. citizen
411 since 1976. She's been an outstanding citizen of the city of Las Vegas and the county itself. In
412 addition to that, she purchased this property, and to answer your first question, this is the only
413 property she owns that has any violations whatsoever. She is an outstanding citizen of not only
414 the city of Las Vegas, but the state of Nevada.

415 She had purchased this property in 2013 for approximately \$1.2 million. Since her purchase,
416 she's put in approximately \$1 million in improvements. Each time she's been notified of any
417 violations, that has been stated by these distinguished gentlemen —

418

419 **MAYOR GOODMAN**

420 Excuse me, Mr. Lee. You said she purchased this property in 2013?

421

422 **JOHN LEE**

423 Correct.

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424 **MAYOR GOODMAN**

425 Okay. Our records need to reflect that because I think on something we had here it was that she
426 had purchased the property in '15.

427

428 **DARCY ADELBAI-HURD**

429 She was licensed —

430

431 **MAYOR GOODMAN**

432 So if she had the property two years —

433

434 **JOHN CURTIS**

435 She was licensed in 2015, Your Honor, but the actual purchase was before then.

436

437 **MAYOR GOODMAN**

438 Okay.

439

440 **JOHN LEE**

441 That's correct.

442

443 **MAYOR GOODMAN**

444 Thank you.

445

446 **JOHN LEE**

447 So as a result of that, you've heard a litany of violations that occurred, going back to try to paint
448 the picture that this individual and this property is a hotbed for this property and only this
449 property. However, this is a very crazy neighborhood, as you can tell. We understand you are in
450 the process of going through development. There are other neighbors that have very similar
451 issues. None of these facts are brought to light whatsoever.

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452 As to the allegations that were set forth, which are true as to the complaints and citations, the
453 March 2019, as rightfully indicated, once notified of any violation, she immediately cured those
454 things, and that case was closed. Same thing with the November 2021 activity. Notification,
455 reparations were done, case was closed. Same thing with the March 2023.

456 Now here's where it gets dicey, and this is where really the City Council is really having
457 jurisdiction. They're trying to set a penalty, enforce a penalty as a result of the chronic nuisance
458 statute. So the history is great to know. It's great to know what happens when you're notified of a
459 complaint and what you do to cure it.

460 As we go to the March 2023 and the June 2023, those issues, we're not sure if we were ever
461 notified. A matter of fact, it says that they were notified. But regardless of whether or not
462 notification came properly or timely, those matters were cured immediately.

463 The latest one, which is the November 2023, the compliance audit auditor question came up.
464 Mr. Anthony, he'll be able to go through all of the compliance issues that he's done anytime
465 we've been notified of anything.

466 So really that brings us now to the most current violation issue, which is February 13th, 2024,
467 and that had to deal with a notification. There was constant inspections. Each time there was
468 compliance, corrections, fines made. She pays everything she can. She does everything she does.

469 As to the employees staying, it is true there were three employees that stayed. They are not
470 paying customers. They were put in there to stay to help monitor, keep the property secure.

471 There's been additional security hired. Anthony will go ahead and address those issues.

472 As to the issue of the emergency suspension that occurred on March 7th, and actually let me go
473 back. As to the February 24th notice of noncompliance, it was never ever served on my client. A
474 matter fact, she, when she heard about the problem, went to the actual command center, and then
475 the appropriate sergeant handed her the notice of compliance and the violations. Thereafter, she
476 was able to cure those things.

477 But notice is a clear issue here. We don't believe we've received proper notice of anything. And
478 as fact, the actual notice that was received on a notice of emergency, it's got some improper, or
479 I'm sorry, some notification dates that are incorrect.

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480 And so, when you look at the totality of it, the only thing that this Council is concerned of is
481 whether or not we have, in fact, violated the statute of having three violations within a 30-day
482 period, and those violations were in and within the control of the Las Vegas Municipal Code
483 statutes. Close scrutiny needs to be taken of those statutes because they're implicating that
484 Ms. Hope here has, in fact, complied, agreed, allowed, and participated in all of this illegal
485 activity.

486 I will go through each of these incidents that were talked about as to the violence that has
487 occurred here. So before I leave that, of course, after the emergency suspension occurred, there
488 were on-site inspections on the 13th, the 14th, 18th, and 19th and the individuals they saw on
489 premises were not tenants. They were workers. They were trying to cure any and all issues that
490 they may have. Anthony will discuss and tell you all of the corrective measures that were done
491 all during this time after the suspension.

492 Also, as to the Metro Police Department issues, it's interesting that they, Metro, is trying to
493 implicate Ms. Hope as a non-good neighbor person, that she doesn't care about her
494 neighborhood. She clearly cares. She's put a ton of money in improvements. She's corrected
495 every problem she's had. All she wants to do is continue being a good neighbor.

496 Anytime, as you look at the actual stabbings that occurred, and they even indicated they might
497 not even be tied to the Travelers Hotel. It was actually near the premises they're on, which does
498 allow and the statute says that you have to know if it's close to your property. But for her not to
499 enact the Good Samaritan Rule and try to help somebody who's been stabbed and help take care
500 of their things or do anything to that respect is kind of ridiculous. It's kind of going against the
501 good neighbor policy that the city of Las Vegas has always tried to instill.

502 The February, I'm sorry, the June 2023 shooting, of course that was at the entrance of the
503 Travelers Inn and was by a guy who was trying to get a room. We can't control people that are
504 trying to come through and walk through.

505 As to the October 2023 homicide, again, this person, this homicide occurred on Third and Utah.
506 It's not even close to the hotel itself.

507 As you get to the January 2024 stabbing, again, Utah and Las Vegas Boulevard. It was not within
508 the premises of the Travelers.

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509 This area is not unique. The neighbors around, you must find out whether or not the neighbors
510 around the Tod Hotel and all these other neighbors are experiencing the same type of issues.
511 Why we're being singled out is something that this Council needs to look at.
512 As to the February 2024 murder, of course, the suspect was arrested. There's a lot of issues about
513 who he was and what he was there. Regardless, once we're notified of any activity, Anthony will
514 discuss actually whenever a notice came out, specifically the February, I'm sorry, the
515 February 24th, 13th notice along with the March 7th notice of suspension of the things you must
516 do to cure to try to resolve your place.
517 Ms. Hope is just trying to operate her business. If she needs to put in additional security
518 measures, she needs to have further compliance. You'll notice though, Business License never
519 did tell you that she completed every compliance issue. Once a notice was issued, it was
520 completed. There's nothing outstanding right now.
521 Anthony will tell you all the measures that took place, and we'll go forward from there. With that
522 in mind, I will go ahead and turn the mic over to Anthony and he'll go over the compliance
523 issues of the latest March 7th letter and what we've done in response to that.

524

525 **ANTHONY OWENS**

526 Good morning. How are you doing?

527

528 **MAYOR GOODMAN**

529 Good morning.

530

531 **ANTHONY OWENS**

532 I'm sorry about the mask. It's just my granddaughter at school got a cold, and I'm [inaudible].

533

534 **MAYOR GOODMAN**

535 No, no. I just wanted to make sure that we knew who you were, and it's hard when you're
536 covered up. So thank you.

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537 **ANTHONY OWENS**

538 Not a problem. I just wanted to explain why had it though.

539

540 **MAYOR GOODMAN**

541 Thank you.

542

543 **ANTHONY OWENS**

544 I apologize for it. I just have a nose running, so. Ms. Kwon brought me in —

545

546 **COUNCILMAN KNUDSEN**

547 Please state your name for the record.

548

549 **ANTHONY OWENS**

550 Anthony Owens.

551

552 **COUNCILMAN KNUDSEN**

553 Thank you.

554

555 **ANTHONY OWENS**

556 Ms. Kwon brought me in back in October 2023 to do an eviction on a tenant that she had there
557 that was, seemed to be causing problems. He provoked his rights, saying that he was there for 30
558 days that he had to be evicted. So I started the eviction process. But she also brought me in, she
559 also asked me to start taking a look at how I can help more with their surrounding compliance
560 and everything. And I took a look, and those are the pictures and everything that you're seeing
561 now, to try to see what more could be added to help secure her location.

562 So I talked to various security companies that we are now going to bring in to do more walking
563 security around the building as well as changing some of the lighting that's in the front part of the
564 Travelers in the back part. And if you'll also notice, there is an alley that's in the back, that is
565 shared by the 1500 business on Las Vegas Boulevard and the 1500 business that's on Casino

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566 Center. But at the end of that alley is a fence. So when people walk down there, they just seem to
567 settle in, just congregate in the alley. So my information and everything was to light, to put more
568 lights in the alley to brighten it up because it is very dark, and, you know, things that are bad
569 seemed to happen in the dark.

570 So my recommendation and what I implemented for her was to add more lighting in that, in the
571 area, not only in the front, but on the side but also in the alley. I have come in and I also
572 positioned her cameras and added more cameras so that it can catch 100 percent of the walkway
573 from Las Vegas Boulevard to Utah and from Utah down to the end of the alley. So it covers 100
574 percent of the, of the complete walkway. So there's no hiding spots. And also, with the amount of
575 lights that we're bringing in, it's going to increase the lighting 30 to 40 percent and in the back
576 area 80 percent, so there's nothing for anyone to hide. And with the 24-hour security that will be
577 there, this — will help tremendously. When I was talking to some of the officers saying that,
578 hey, these are, these are measures that need to be added.

579 There are plenty of others that we have, that I talked to Ms. Lidia in the office to change the
580 policies of the office as well as to change some of the wordings so that it can better be measured
581 for the City License Department, what they wanted to see the taxes and everything added to the
582 registration as well as the check-in of the daily log sheets, with the address from each ID. If they
583 don't have an ID, you can't check in.

584 There's no loitering around the building now. These — prices and everything, these — new
585 settings have been set so that it can show a more security to the building. And I brought this. I
586 think this is probably now maybe a little bit too big, but these are banners that I'm putting around
587 the motel to let them know that it's a drug-free zone, no selling, no buying, no nothing. And the
588 back gate I was going to recommend because of the gate is stuffed all the way to the alley, it's
589 enclosing off that — alley so that people can't go down the alley.

590 I have also talked to all the businesses in the 1500 block of Las Vegas Boulevard, in the 1500
591 block of Casino Center, and I talked to the owners and the business managers to say, hey, we
592 need to try to stay together or to make a unified. And I think you seen in there, there was a
593 meeting that I tried to set up with them to let them know we need to do a monthly meeting so
594 that this, these problems won't continue to happen. And they're having the same problems too.

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595 Not only just with Travelers. They're seeming to have the same problems, loitering around, drug
596 dealers trying to come in because that spot is right at the end of the First Friday, the Art District.
597 And so I've been talking with the art, the First Friday directors and some of the managers to try
598 to now include that area in that, to give more of a community setting. Talking to different
599 galleries to come in and do different things to give it more of a brightness.

600 And so these changes will definitely make — The changes that we're making will help with the
601 security as well as with the people loitering around, and there will be no more drug use of people
602 standing, of being able to just stand there with that. With the security now, we can just tell them
603 to move on, and there's nowhere to hide for people that down the alley as well as around the
604 motel.

605 But the Tod Motel is a vacant motel. It's not operational. The Tod Motel is vacant. The fence that
606 they have there is cut, so homeless people goes in and out of that area. And I guess, if you go
607 down there today, you will see a multitude of different homeless people inside of that property. I
608 myself have ran them off. And some of the employees talked to them, have ran people off, but
609 they just go right inside. And then when people leave, they just come right on out and hang back
610 around the Tod because there's — no security measures for Tod.

611 But I talked to Ms. Kwon and the other businesses about doing a walk around security, that we
612 would bring in the security that would just walk all the properties around to make sure there's no
613 loitering from the homeless, from drug use, to all type of other things that's going on in that
614 particular area. This will help. This will help tremendously to — give it a more secure area so
615 that there's no more the process of what's needed. But with all the administration changes and
616 everything that we are implementing, this will help tremendously so that we not have the
617 loitering and what a lot of the officers are saying that it was in the past, so.

618

619 **MAYOR GOODMAN**

620 Okay. Thank you. Any questions for Mr. Collins or — Yes, please, Councilwoman Brune.

621

622 **COUNCILWOMAN BRUNE**

623 Thank you, Mayor. I actually have a question for Darcy. Darcy, you mentioned that the City had

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624 completed an audit from January to December 2023. But given all of the noncompliance issues
625 prior to that, why did we only conduct an audit for one year? Are we confident that there are no
626 fees that we didn't recover or sort of fees that are owed from prior years?

627

628 **DARCY ADELBAI-HURD**

629 Through you, Mayor, we only did — It was a rush audit. Audits usually take a couple of months
630 to complete. The fact that the books were inadequate, it was the amount of documents that they
631 were able to collect from Ms. Kwon. Our audit team was able to get this information. It probably
632 took about two weeks to gather it. And so they just picked one year to just try and get some
633 information in a matter of two weeks rather than a couple of months to complete a full audit. But
634 no, we do know that there's going to be additional fees due going further back. But we wanted to
635 have something prepared for today

636

637 **COUNCILWOMAN BRUNE**

638 So we are in fact looking at previous years to make sure that there are no fines or that —

639

640 **DARCY ADELBAI-HURD**

641 Yeah. We'll be working with Ms. Kwon to collect those documents. But she didn't have a lot to
642 provide.

643

644 **COUNCILWOMAN BRUNE**

645 Thank you.

646

647 **COUNCILWOMAN DIAZ**

648 I have a question, Mayor.

649

650 **MAYOR GOODMAN**

651 Yes, Councilwoman Diaz.

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652 **COUNCILWOMAN DIAZ**

653 Thank you, Madam Mayor. For Mr. Owens, these are pretty straightforward questions. So we
654 just heard from law enforcement officials that drugs and weapons were seized from within the
655 premises of the Travelers. Is that correct?

656

657 **ANTHONY OWENS**

658 That I didn't know.

659

660 **COUNCILWOMAN DIAZ**

661 Okay. Also, when the SWAT team appeared on a couple of occasions, there was delayed access
662 into the Travelers premises. Why? Anytime law enforcement shows up with a warrant to come
663 in, why was there a delay to give access to your premises?

664

665 **JOHN LEE**

666 So if I may help to answer that.

667

668 **COUNCILWOMAN DIAZ**

669 No, no, no. It's just — Mr. Owens is the property manager, yes?

670

671 **ANTHONY OWENS**

672 Yes, I was brought in, in October.

673

674 **COUNCILWOMAN DIAZ**

675 Okay.

676

677 **ANTHONY OWENS**

678 So these incidents and everything, which is was prior to me coming in. So they would have a
679 better understanding of that than — I would. I'm sorry.

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680 **COUNCILWOMAN DIAZ**

681 Okay.

682

683 **LIDIA VARQUEZ**

684 Okay. When the SWAT came, at that moment —

685

686 **MAYOR GOODMAN**

687 Excuse me. If you would, state your name for the record.

688

689 **LIDIA VARQUEZ**

690 Oh, I'm sorry. My name is Lidia Varquez. I work in the Travelers Bed and Breakfast for seven
691 years in there.

692

693 **MAYOR GOODMAN**

694 Thank you. Oh, seven years.

695

696 **LIDIA VARQUEZ**

697 Okay. The answer is when the SWAT came, our security in that moment, he don't have idea
698 because we had so many crimes around there and we don't have an idea is it specific in our
699 building. So that security, he closed and he went to notificate upstairs. So when the SWAT came,
700 he never said nothing. He broke everything. Anthony do his job. So we never put, we never
701 closed for that SWAT. We closed because I don't know is around, the situation is around the
702 building.

703

704 **COUNCILWOMAN DIAZ**

705 And the last one I have for you all, property management team on premises, is when illegal,
706 illicit things are happening on your premises, such as a stabbing, wouldn't a call for service be
707 done immediately from you all into law enforcement? Did you call 911 right away? Do we have
708 a registry that you were the ones to report the incident into Metro?

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709 **LIDIA VARQUEZ**

710 Yes.

711

712 **COUNCILWOMAN DIAZ**

713 But that's not what I'm capturing from law enforcement. What I'm capturing from law
714 enforcement is they arrived well a significant time after and then found people clearing and
715 cleaning up the scene. To me, when something happens on my premises, I'm going to make sure
716 I leave it just as is so that law enforcement comes and none of the evidence is tampered or
717 destroyed and I'm not going to hinder an investigation. Yet everything I'm hearing from a
718 Travelers' perspective and the management does not seem like you are cooperating with law
719 enforcement.

720

721 **LIDIA VARQUEZ**

722 Look, I am sorry. That is not right because all the time we call Metro. When any dispute in our
723 guests, we call Metro. Sometimes when we call 911, they transfer it to Metro, 311, and we had to
724 wait 45 minutes, and sometimes they don't answer it

725 So I'm listening in the back everything about the murders, about everything outside in our
726 building is because sometimes we saw what's happened, like a community, we call Metro. And
727 when Metro came, they're using our address. So that's why all the time when Metro came in the
728 office when we see any problems around, we cooperate with our cameras and we open our
729 building for him. Last year the Fire Department and maybe city, they recommended because so
730 many homeless around, we put that gate. Last year, we don't have a gate. We put that gate, and
731 then is, now is I don't know what is the excuse because we close to be safe our gates. But
732 everything that's crime is around our buildings. So all the time we call Metro. We tried to work
733 with Metro. But I don't know.

734

735 **COUNCILWOMAN DIAZ**

736 I would like to hear from —

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737 **LIDIA VARQUEZ**

738 I know all these gentlemen. I know all these officers because all the time I talk with him about
739 the crime outside.

740

741 **COUNCILWOMAN DIAZ**

742 Okay.

743

744 **JOHN LEE**

745 So as a point of reference, Councilwoman Diaz, anytime a call goes in on 911, 311, whatever, it
746 always gets logged to the address from where the call initiated.

747

748 **LIDIA VARQUEZ**

749 Mm-hmm.

750

751 **JOHN LEE**

752 It doesn't mean that the occurrence happened at that place, but that's where the call occurred.

753 That's why Metro has the address of Travelers on each and every call. Again, it may not be
754 because it happened on our premises. But as a good neighbor, they saw something happening
755 and they called.

756

757 **COUNCILWOMAN DIAZ**

758 Let me check in with the Lieutenant Jesse.

759

760 **LIDIA VARQUEZ**

761 One more thing. I'm sorry. About the murder in the, across the street, yes, it was our tenant. But
762 then he checked out, and he went across the street to rent it. I don't know what his problem
763 because every guest, we are rented. We don't ask him what's your profession. So we rented the
764 rooms. So when he checked out, he went to the other building across the street. Somebody shoot
765 him in the corner. Of course, the police came to us to ask. We gave them access to cameras, and

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766 they give you the information for all the murder. We working with the police to give you all the
767 information about that murder. But he never died there.

768 The other person, he overdosed outside. He's passing. He go inside asking for the room. Then he
769 go downstairs, and he snuck out there. We called 911. The Fire Department and the medical
770 came, and they pick it up. He died on the way. But only we tried to work with the community.

771

772 **JOHN CURTIS**

773 All right. Thank you, Ma'am. I want to point one thing out, and I'll have the Lieutenant address
774 this. We're talking about hundreds of calls for service, over a hundred to Metro. We haven't even
775 brought Las Vegas Fire and Rescue in here, which have had hundreds of calls of their own. So
776 this is not that we have — We are highlighting the most egregious incidents and what has
777 happened.

778 But this is a, and when I call it a hotbed of criminality, it's not just all these — We're not getting
779 these calls for service from all the other addresses around there. We're getting them from here.

780 And with that, with the Council's permission, I'd like Lieutenant Bernstein to take the, to come
781 back to the podium and address some of the points being made here, if that would be all right,
782 Madam Mayor.

783

784 **COUNCILWOMAN DIAZ**

785 Thank you.

786

787 **JOHN LEE**

788 Well, we're not quite finished with our presentation.

789 **COUNCILWOMAN DIAZ**

790 The Mayor allowed me to ask a question. We're comparing narratives. We will let you proceed
791 with the rest of your presentation. But we, it's important that the Council be educated and aware
792 of the two, of the juxtaposition of the two-

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793 **JOHN LEE**

794 I understand.

795

796 **COUNCILWOMAN DIAZ**

797 -because it seems like there's a very stark difference in narratives, and we want the truth. We
798 want to do what is best by our community, by our neighbors, by the city. And so we want to hear
799 from our law enforcement partners who help us keep everything orderly.

800

801 **LIEUTENANT KOMMEL-BERNSTEIN**

802 Councilwoman, yes.

803

804 **COUNCILWOMAN DIAZ**

805 Can you just speak to what the —

806

807 **MAYOR GOODMAN**

808 And can you reintroduce yourself?

809

810 **COUNCILWOMAN DIAZ**

811 Yes.

812

813 **LIEUTENANT KOMMEL-BERNSTEIN**

814 Yes.

815

816 **MAYOR GOODMAN**

817 So we know which officer is responding.

818

819 **LIEUTENANT KOMMEL-BERNSTEIN**

820 Yes. For the record, Jesse Kommel-Bernstein, Lieutenant with the Downtown Area Command.

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821 **MAYOR GOODMAN**

822 Thank you.

823

824 **COUNCILWOMAN DIAZ**

825 And so we're hearing very different narratives. I'm hearing from the law enforcement side that
826 there has been very minimal cooperation in addressing all of these ongoing, chronic nuisance
827 issues, that you have been making your way to the Travelers for over almost a year now. Yet
828 they're citing that they have been willing and able partners in addressing the criminal element.
829 And it, it's just not, it's not marrying for me. I'm not kind of hearing that they have been. And I
830 just wanted to hear from Metro like what have you been through in this last year in trying to
831 rectify, correct, get to the root of — I appreciate Mr. Owens wanting to now address security
832 concerns. But I think that would have happened a year ago when most of this started and — they
833 should have been saying we need to ramp up security. We do have concerns. The adjacency is
834 ripe. They would have approached us in an almost help us, we don't know what to do with the
835 situation.

836 But my office hasn't been reached out to. I have only heard through you all and the enforcement
837 process. So I'm just trying to parse this out and figure out, from your perspective, how, how
838 willing and cooperative have the folks been at the Travelers for you guys to go in there and, and
839 keep the community adjacency safe because, at the end of the day, that's what you guys are
840 trying to do.

841

842 **LIEUTENANT KOMMEL-BERNSTEIN**

843 Absolutely. And I'll, I'll address a couple things along that same vein. Number one, we started
844 enforcement and realizing this was an issue based upon neighbors and upon the community
845 contacting us. We look at things like place network investigations where we look at where are
846 calls spiking, where's violence spiking, as well as that community involvement. So the
847 community was the first one to really bring this to our attention, and then we started to shine a
848 light on it and we found those issues.

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849 With respect to the call statistics as well, I provided the overall numbers for context for
850 everybody on the Council, but then I picked out incidents which had a direct correlation to the
851 business. So I didn't pick somebody that got into a car accident on Las Vegas Boulevard that was
852 in front of their property. I picked violent and narcotics-related incidents with a direct correlation
853 to their business.

854 With respect to speaking with Ms. Kwon and her staff, the Community Oriented Policing team,
855 before I even got here, was going to that property, has spoken with Ms. Kwon directly. When
856 we're talking about, you know, being here since October and the new management team, there
857 was a homicide after that time, a month after that time.

858 So we have made those contacts. Ms. Kwon did come to the Downtown Area Command. Captain
859 Oris, who was the captain of Downtown at that time, met with her directly for an extended
860 period of time. We did serve that notice again to her because to be in good faith we wanted to
861 provide her as much information continually as we could. That's why you see a series of different
862 advisories about the chronic nuisance and narcotics and the violent activity. So it's not a one-time
863 thing where she showed up and we gave her that. It's been a continuing effort with her staff, with
864 her directly throughout this entire time.

865

866 **COUNCILWOMAN DIAZ**

867 We can just also reemphasize that the drugs and the weapons and everything that was in the
868 photographs did come from rooms within the Travelers?

869

870 **LIEUTENANT KOMMEL-BERNSTEIN**

871 So the photograph that includes the firearms, that was a person that had been observed selling
872 narcotics at the property, was arrested, or there was an enforcement action taken. As a result of
873 that, they got a little smarter and they realized could drive and sell narcotics there to the
874 customers and the people that would show up at that business and then go back to North Las
875 Vegas. So that particular photo has evidence that was seized in North Las Vegas, but again it
876 correlates directly to the business at the Travelers.

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877 **COUNCILWOMAN DIAZ**

878 Okay. Thank you. You may proceed with the other points you want to raise.

879

880 **JOHN LEE**

881 So certainly just to respond to his statement, of course, the clarification is that the drugs, the

882 guns, all of that was in a residence not on our property. So take that one out of the formula.

883 Ms. Hope would like to at least address the Council as to what she's done and what she's been

884 through. I think it's clear also to note that the notices of noncompliance and those issues, they

885 haven't been proven. We have not been getting notices period. Although they say it's says

886 certified and registered, we would like to see how they were effectively done. Regardless, they're

887 closed cases. Once we did get notice, we cured the problems. Hope?

888

889 **LIDIA VARQUEZ**

890 Okay. Can I give you one, only one thing? Okay, the situation about the person —

891

892 **MAYOR GOODMAN**

893 And would you restate your name. Excuse me, if you'd restate your name for the record.

894

895 **LIDIA VARQUEZ**

896 Okay. I'm sorry. My name is Lidia Varquez.

897

898 **MAYOR GOODMAN**

899 Thank you.

900

901 **LIDIA VARQUEZ**

902 Okay. The situation he says about the person they followed and for the person, dealer drugs, so

903 that person, when they, the SWAT they take it, they out two days. And when they come back in

904 our building, we tried to moved out because for that situation. We called 911. The Police

905 Department came in there, and we tried and we get to try to get help to him to move that person

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906 but — for that situation. So the Police Department recommended the eviction. The eviction,
907 that's why in the paper they showed three months because I don't know what happened with —
908 the evictions process. But that recommendation is about the Police Department because that
909 moment he cannot move that person. We're not allowed on our property. So that is the case they
910 followed, and they found evidence outside our buildings.

911

912 **MAYOR GOODMAN**

913 Okay. And Ms. Kwon Chung, if you'll state your name for the record and make your comment,
914 please.

915

916 **HOPE KWON CHUNG**

917 My name is Hope Kwon Chung.

918

919 **MAYOR GOODMAN**

920 Okay.

921

922 **HOPE KWON CHUNG**

923 I'm born 1946, August 15. I moved to Las Vegas in 1969. I become a citizen in 1976 in Las
924 Vegas. I start working first job is at Union Plaza opening night. I'm very proud of it American
925 citizen. I'm very proud I'm in Las Vegas. I'm working — I campaigned for the Mayor. I try to, I
926 tell — When I worked at Aladdin Hotel over 20 years. When I am [inaudible], I opened a
927 restaurant so we had three partners. I sold my restaurant for \$1.2 million, and I put in over a
928 million dollar to remodel. I didn't even know they don't have a bathroom until I got in there. But
929 we have a ladies bathroom, men's bathroom, three of them, three each. And I remodeled top to
930 bottom. Tried everything that I know how to do it.

931 I — just started, and then I had two customers, one customer, and I didn't have no problem
932 building up and until COVID come. When the COVID come, we didn't have no customers. So I
933 told Lidia, Lidia, lower the price. Tell the customer it's \$70, \$65 is included tax. I will pay tax.
934 You know, that it's all included. So we got \$70, \$65. I didn't know that I'm breaking the rule that

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935 I have to set, you know, how much it is. Before the COVID, they all gave me the computer, so I
936 didn't have to worry about tax. But when the COVID come, we only got \$70 for the room, two
937 people. So then I say to the CPA is it included tax. So they give me tax, so I paid it.

938 And also the license, I didn't know. I applied the license a few years ago and with Lidia. I didn't
939 know that I have to change it. We pay everything. I hate — I always pay ahead. And then we,
940 nobody tell me that I have to change it. Nobody told me. And then so I thought it was okay to let
941 them stay.

942 And then suddenly and then because mom, my mom, I had mom and dad in my house, mom died
943 in '98. And so I was staying in the hospital 18 hours, 16 hours a day, but I still work in the
944 daytime. Every day, seven days a week I work. I don't want to — When I hired the girl, I told her
945 don't break the rule. Don't lie. That is the only thing I asked is don't break the rule.

946 And then with the drugs, I don't smoke, I don't drink in whole my life. I didn't know what is a
947 drug. Only I know marijuana smell. So we told them. She knows that one day the, they got
948 arrested. I cleaned the room. I cleaned the room. I do my laundry in a Korean way. I don't — I
949 send it out. When they come back, they all [inaudible]. They all so dirty. So I did it myself.

950 And then I saw in the air-conditioner, I saw this much drug. And I called [inaudible] call 911. I
951 don't want this, won't touch it. And they say, oh, you can make a lot of money. I say I don't want
952 to make a lot of money. Call the 911. So I called the 911. I told him I don't want to — I'm scared.

953 I don't want to touch the drug. They says it's drugs. Please come. So I give them all the drugs.
954 They rent the room. The police took that drugs.

955 I tried everything. I called them a few years ago, when I called 311, they come fast. They're
956 helping me. Say call me anytime you need. So I told them I think that the people in room 13,
957 they are selling the drug. And the officer told me that nothing we can do unless they make it,
958 they commit a crime. I say then what do you want me to do, and then they say if you need it
959 again, call me. That's what they said.

960 And then when we have assaulted, I thought, I didn't know I break the rule to call the 91 — 311.
961 Before only 311. And then they have a lot of problem over there. Before the downtown
962 redevelopment, we didn't have that much homeless. Now we're doing everything come, and then
963 they're all standing there. I call so many times. They — graffiti in my restaurant. I put \$300,000

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964 in a restaurant, and as soon as I go home, all graffiti cover all the building. I call the police.
965 Nothing they can do. I paint over 10 more times the graffiti all the time. I don't want to — I'm
966 very proud of it. I want — Las Vegas is a beautiful place and it is. I don't want to make any
967 problem. What I did to make a mistake, I'm sorry.

968 And then I didn't know what a nuisance mean. When I called the problem, I told them don't talk
969 bad word and, because if you don't respect, they will not respect. So they open their mouth, they
970 say mother and all that. So they were just threatening me. So I called the 911, and then they say
971 does he have a gun. I say no. And then they transfer 311. We hold the phone 40 minutes. I say I
972 cannot handle this. So I drive myself to police station. That's when I met the Captain Oris, and he
973 told, he gave me a paper nuisance. I say what is a nuisance. And then he say if you follow up, I
974 will help you. That was in February.

975 And then I did everything I know how to do it. And then the tax people came and then you
976 cannot do that. I say I thought it was, you know, I never even asked one dollar from COVID.
977 And I tried to do my service for the city. And then I told Anthony, when I sell this, I want to
978 donate the money to the police station. They are helping me a lot. And then they told me so that's
979 why I got \$70, \$65 for the room with the tax. And they say, no, you break the rule. I say I didn't
980 know.

981 So now they tell me you have to separate. So we've been doing what they asked me. Lidia tried
982 to separate everything. And then the License Department, they came every year. They didn't told
983 me we are breaking the rule. And she, they teach her because I go Korea. I'm taking care of my
984 mom. And then every time I come, they came most time when I'm not in America. And she told
985 me everything okay, Ms. Hope. They came. I did everything.

986 So I didn't know anything breaking law until February, when the February, Captain Oris
987 promised me he going to help me. I said okay I will follow you, whatever you say. So they came
988 every week, and I changed the registration. I changed the book. I changed everything. And so
989 they told me that you're okay now.

990 And then the Building Department came, and then they give the notice to fix, you know, a few
991 things. This is Home Depot. So we did it in one week. We fixed everything we need. They say it

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992 looked good. And the Health Department say we are the cleanest one in the whole area. So I
993 thought I was doing so good.

994 So I went to the L.A. and a funeral. And then Thursday, before the funeral start, they say — they
995 shut me down. And I asked the captain and the —

996

997 **MAYOR GOODMAN**

998 Okay. Ms. Hope —

999

1000 **HOPE KWON CHUNG**

1001 Yes.

1002

1003 **MAYOR GOODMAN**

1004 Ms. Hope Kwon.

1005

1006 **HOPE KWON CHUNG**

1007 Yes.

1008

1009 **MAYOR GOODMAN**

1010 I look at the area. I've lived here since 1964. So your efforts, what this needs is we have issues
1011 here in the community. The entire country has issues. We realize what these issues are. Whoever
1012 is your business manager or your manager, ignorance of the law is not appropriate that you didn't
1013 know. As an owner, as a parent, as a child, as a businessperson, it is hard, but you have to find
1014 out what are the laws.

1015 Now here, in the city of Las Vegas, we try so hard to communicate and give businesses and
1016 owners guidance. So what I'm hearing from you is that you, your story is very compelling. We
1017 do have a drug problem here. We do have issues of having the backing and funding for enough
1018 law enforcement to be able to do their jobs.

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1019 **COUNCILWOMAN DIAZ**

1020 Mayor?

1021

1022 **MAYOR GOODMAN**

1023 Let me finish this, if I may. I would like to rise above the issue at this point before us because it

1024 can go on and on. I would like to ask both our legal team and Darcy and Metro, has, this is a

1025 drug issue in this whole area. We do have homeless issues. We don't have the laws behind us.

1026 Can we and Mr. Owens or is it Mr. Collins?

1027

1028 **ANTHONY OWENS**

1029 Mr. Owens.

1030

1031 **MAYOR GOODMAN**

1032 Oh, Mr. Owens.

1033

1034 **ANTHONY OWENS**

1035 Yes.

1036

1037 **MAYOR GOODMAN**

1038 Everything you've talked about is reasonable. And knowing that Lidia has been working at this

1039 site for seven years, there has to be a way to clean up. What can we do? How can we get a plan

1040 to help clean up? I know lighting makes a difference. I know our City Manager has been

1041 involved in this for years, trying to bring light to different areas where we have pockets in the

1042 Naked City, everywhere, you know, you go. How do we make a plan for good people, but not

1043 fully knowledgeable about what they're supposed to be doing? And because it's in Ward 3, we

1044 need to fix the mess, not punish an entity that if, in fact, there's a plan that's crisp, clear, and you

1045 will do this and you will do that. And if you can't do it, that creates another problem.

1046 We have the drug issue. We have the homeless issues. We do have people that can walk into any

1047 neighborhood and overdose or commit a crime. We're not fenced in our neighborhood.

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1048 So is it possible, not necessarily opening it at this time, but in a reasonable time frame to create a
1049 safe environment that will help the entire neighborhood, which is what we're trying to do in
1050 every single ward is make sure they're safe, in compliance, and doing good business. This is
1051 about doing business, cleaning up, and coming up with something that will work.

1052

1053 **LIEUTENANT KOMMEL-BERNSTEIN**

1054 Mayor, again —

1055

1056 **MAYOR GOODMAN**

1057 Is it possible?

1058

1059 **LIEUTENANT KOMMEL-BERNSTEIN**

1060 I apologize, Mayor. For the record again, Jesse Kommel-Bernstein, Lieutenant with the
1061 Downtown Area Command. Just to give a little history as well within that area, we have put a lot
1062 of effort into that area. Specifically my Community Oriented Policing Sergeant is here for that
1063 specific reason. He has directed his team, along with city crews, to help with cleanups and things
1064 of that nature directly adjacent to that property.

1065 To the north, there is a lot that used to be the Thai barbecue restaurant. That particular lot was an
1066 issue. Again, there was narcotic sales occurring at the Travelers, which was causing more people
1067 to congregate in that area. We worked with Code Enforcement. We got that fenced because the
1068 owner was not willing to do so. So through the City, they were able to do that, and that has
1069 cleaned up.

1070 The Tod Motor Motel, the one directly to the south, I actually spoke with the new owners of that
1071 property because they own properties within Naked City, and that's within our — area that we
1072 focus very heavily on, our Safe Village Initiative. They're actually the ones that told me that
1073 Hope was in town trying to sell the property. We had made many different times where we had
1074 tried to contact her, and we would get phone calls at 1:30 in the morning indicating that she was
1075 out of the country. And so there's some difficulty with that. But we had also had in-person
1076 contact.

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1077 So I just wanted to discuss that, that we have not written off this area and we never will.
1078 Councilwoman Diaz and I along with a different coalition of people worked with businesses
1079 along that route up to Charleston and back. We are going to continue to work on that area
1080 through our Community Policing folks. When they see stuff, we have CPTED or the person that
1081 goes out and looks and sees where lighting is important, things of those nature so that we can
1082 improve that. We have continued to push forward within that area and any area in the Downtown
1083 Area Command that we find a higher crime rate or an issue with home listings of that nature. So
1084 we have and we will continue to do so.
1085 The reason that we're here today is because we were able to work on that property directly north
1086 by putting a fence up and stopping that. We're able to work on the property across the street, next
1087 to Boston Pizza and the tattoo shop, as I have spoken with those owners. We're able to slow
1088 down the homeless problems within those areas. We have a homeless outreach team. The City
1089 has a MORE team. We've engaged all of those resources as well as, you know, making them
1090 aware of the Homeless Courtyard, providing transportation if necessary. So we have taken a full
1091 approach to that, and we will continue to do so.
1092 The problem was we came up against this one particular issue that was stopping our ability to
1093 make an impact in that area, and that's why we're here before you today.

1094

1095 **MAYOR GOODMAN**

1096 From your perspective, though, on this particular and realizing all of that, because I know when
1097 Sheriff McMahill and sharing it and knowing the wonderful work you're doing, but there's just
1098 you can't be everywhere all the time. Is there a plan that could be put in place with specifics in
1099 order for them, in this location to be exemplary, get it stabilized, get it open if you do this, this,
1100 this, this?

1101

1102 **COUNCILWOMAN DIAZ**

1103 Madam Mayor, if I could —

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1104 **MAYOR GOODMAN**

1105 Yes.

1106

1107 **COUNCILWOMAN DIAZ**

1108 — I think that the only voice that we haven't heard from so far is about the residents in the
1109 adjacency. And I've had sit-down conversations with many constituents and residents who when
1110 they learned about the shutdown were very, very relieved. And they are obviously not here
1111 because they fear retaliation if they were to come before us to articulate how the shutdown of the
1112 Travelers has improved their living quality of life in the adjacency.

1113 And so I wanted to with a moment of privilege, share some of these concerns and some of the
1114 community perspective about what we're entertaining because I think that that's been the
1115 missing, last final piece here. And I've sat down with them. I've heard from them, and everyone
1116 is saying we're on the right path here with entertaining this and potentially permanently closing
1117 this location. But I want to first by start:

1118 Urgent concern regarding Travelers B&B. Dear Councilwoman Diaz, I hope this letter finds you
1119 well. I'm writing to you as a concerned resident of downtown Las Vegas regarding a pressing
1120 issue that is significantly impacting our community, the presence of Travelers B&B in our
1121 neighborhood. While I understand the importance of fostering tourism and supporting local
1122 businesses, it has become increasingly evident that Travelers B&B is detrimental to the safety
1123 and well-being of our downtown areas. Specifically, numerous reports and observations indicate
1124 that Travelers B&B is failing to uphold the standards expected of hospitality establishments and
1125 actively contributing to the proliferation of illegal activities within our neighborhood.

1126 One of the most alarming issues that has arisen and the apparent involvement of Travelers B&B
1127 in the distribution of illegal drugs. It has come to our attention through various sources, including
1128 concerned residents and law enforcement agencies, that the establishment has become a hotspot
1129 for drug trafficking. The presence of drug dealers and the sale of narcotics on the premises of
1130 Travelers B&B not only perpetuates addiction, but also invites an influx of individuals struggling
1131 with substance abuse into our community.

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1132 I have previously written your office regarding the homelessness and the drug problems in your
1133 district, illegal fires, making of drugs, and prostitution. This influx of drug activity has brought
1134 about a noticeable increase in crime rates in the vicinity of Travelers B&B. Residents have
1135 reported incidents of theft, vandalism, and other criminal activities occurring in the area, which
1136 are directly linked to the presence of individuals associated with the establishment. As a result,
1137 many residents, including myself, feel unsafe and apprehensive about the future of our
1138 neighborhood.

1139 Furthermore, the negative impact of Travelers B&B extends beyond the immediate vicinity of
1140 the establishment. The reputation of downtown Las Vegas as a vibrant and welcoming
1141 destination for visitors and residents alike is being tarnished by the association with illicit
1142 activities and crime. This affects the quality of life for those of us who call this area home and
1143 undermines efforts to promote economic growth and community development in our
1144 neighborhood.

1145 The Travelers B&B is kitty-corner from the largest parking lot in the Arts District. People from
1146 all over the valley park there for special events, such as First Friday, and allowing have Travelers
1147 to stay open will hurt residents in the immediate area and residents from all over Las Vegas,
1148 making the issue not a downtown Las Vegas issue, but a greater Las Vegas issue.

1149 As a community resident, I urge you to take swift and decisive action to address this issue. Steps
1150 must be taken to hold Travelers B&B accountable for their actions and ensure that they stay
1151 permanently closed. This may involve conducting a thorough investigation into the allegations of
1152 illegal activity, revoking licenses or permits if necessary, and implementing stricter oversight
1153 measures to prevent similar issues.

1154 And it goes on.

1155 But I also want to state another resident's written testimony that came by my office:

1156 Councilwoman Olivia Diaz, I'm writing to you about the Travelers B&B recently shut down as I
1157 am hoping it will stay that way. I live next to the building in an adjacent apartment complex. A
1158 narrow alley separates us. For as long as I have lived at my apartment, since 2016, the Travelers
1159 B&B has consistently been the main drug dealing, street prostitute, and stolen contraband hub for
1160 all the downtown, Main Street, and Arts District area.

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1161 As an interested community advocate, I am aware of how the Travelers B&B ownership turns a
1162 blind eye to the drug dealers, prostitutes, and thieves renting rooms, how rent is bartered for
1163 building upkeep, and also how people needing a place to live are charged their entire monthly
1164 governmental checks to stay there. I've had several encounters with the owner through the years
1165 concerning the harboring of active criminals and how she enables their activities. She has an
1166 uncanny and insidious talent for dishing out delusional intent and reality.

1167 A couple of weeks ago a man was raped by another man in the abandoned Tod Motel next door,
1168 that houses those who do gnarly business at the Travelers but cannot pay the rent. All the
1169 nefarious activity spills over into the apartments where I live, where older people, children, and
1170 women live daily in frustration and fear and having to smell the stench that emits from the alley
1171 because of the Travelers B&B.

1172 The place keeps the property values in the neighborhood down. As it gets worse, visitors in the
1173 new city parking lot across the street are catching on to revive the area's own reputation with
1174 warnings to stay away. There have been shootings on Main Street from people originating at the
1175 Travelers. I have personally witnessed two since 2020. For trouble from Charleston Boulevard to
1176 Sahara Avenue and west to Sun City behind the Strat, the Travelers B&B has played as home
1177 base.

1178 I've been present on two occasions outside the property when police tanks with SWAT teams
1179 smoke-bombed the building and raids. One day a few months ago, I was taking my trash out
1180 when I had to duck away fast as a police sniper was set up in broad daylight in the alley across
1181 the street, pointing a rifle.

1182 So I'm just going to stop right here. But obviously, the adjacent neighbors are fearful, and they
1183 feel relief that this activity has kind of come to a close. And while I'm not unsympathetic that
1184 some folks may have been displaced, I have to look at what you were legally permitted to do in
1185 your establishment. Your establishment was never licensed to be more than a hostel or hotel for
1186 up to a seven-day stay. Yet we found people who had been there longer than seven days.

1187 One minute, my turn now to kind of get some things on the record. Also, I dispute the fact that
1188 you're trying to say that she didn't know about these notices to correct because I have notice of
1189 corrections here from the City of Department Business Licensing Division that date back to

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1190 June 13th, 2023, and it's the same exact issues that were cited that needed to be corrected. And so
1191 we have failure to maintain adequate room records, journal, registration cards, receipt registers.
1192 Failure to provide, keep, and maintain an adequate public register. Everything was inaccurate.
1193 Violations were noted. We left that behind. I do have Ms. Lidia's signature on here that she was
1194 in receipt of this.

1195 Then we went back on November 15th of 2023, same exact issues we cited in June are being re-
1196 cited back in November. So we gave you five months to work through establishing cleaner,
1197 straighter processes, kind of get the house in order. Still same things are being cited here. This
1198 time we put that we emailed Ms. Kwon about it. I don't think anybody wanted to physically sign
1199 it.

1200 Then on this February 14th, 2024, same exact deficiencies. Same exact deficiencies are being
1201 cited. And number of rental units were up. And then the length of stay were in violation of your
1202 business license.

1203 So I can't in good conscience say she didn't know. And you have a business license. You have to
1204 uphold it to the letter of the law. And just because of everything that I have read into the record,
1205 that I've heard from the adjacency, I got a text message from someone who's also a small
1206 business owner in the neighborhood, also saying that he personally has over a hundred videos
1207 that he has taken of all of this happening, I just can't in good conscience turn a blind eye and say
1208 we can rectify this.

1209

1210 **MAYOR GOODMAN**

1211 Well, and I think too the fact is she has admitted the fact that she didn't know that's not an
1212 answer. You have to. So why don't we go ahead and move?

1213 **COUNCILWOMAN DIAZ**

1214 So Madam Mayor —

1215

1216 **MAYOR GOODMAN**

1217 Unless there's any other comments, questions from Council here, I think we've heard enough.

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1218 **COUNCILWOMAN DIAZ**

1219 I'm going to follow our staff and our law enforcement's plea to —

1220

1221 **JOHN LEE**

1222 Are you closing this hearing and making a motion without hearing the rest of ours? I thought you

1223 were going to give us a chance to respond. You're ready to make a motion.

1224

1225 **COUNCILWOMAN DIAZ**

1226 I thought Ms. Kwon was the last bit of your testimony.

1227

1228 **JOHN LEE**

1229 No, you interrupted us to allow him to do that, and then she had the right to speak. We at least

1230 have to have the closing argument. Mr. Curtis would like to address, and I would like to address.

1231

1232 **COUNCILWOMAN DIAZ**

1233 Mr. Curtis, what do you opine?

1234

1235 **JOHN CURTIS**

1236 Well, I want to make sure they have a full and fair hearing of course.

1237

1238 **COUNCILWOMAN DIAZ**

1239 Okay.

1240

1241 **JOHN CURTIS**

1242 And yes, I think we should give — I will give a really brief argument. Do you wish to put forth

1243 any more factual statements from anyone other — Well, you and I can argue, sir. But as far as

1244 facts you wish to put before the Council, I think we should leave it open to do that. We don't

1245 need to risk a resuscitation of old arguments here.

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1246 **MAYOR GOODMAN**

1247 Correct.

1248

1249 **JOHN CURTIS**

1250 And if there's something new that can be offered —

1251

1252 **MAYOR GOODMAN**

1253 So I think that's very wise, Mr. Curtis. Let's go ahead. Metro certainly has made their statements
1254 back and appreciate it. So let's have a closing comment from you with the extra information you
1255 might add, please.

1256

1257 **JOHN LEE**

1258 So Mr. Curtis, would you want to close first? Or do you want me to?

1259

1260 **JOHN CURTIS**

1261 Well, I have the burden, so I should go last. Okay.

1262

1263 **JOHN LEE**

1264 Okay. Very good. Madam Mayor, we actually echo your sentiments. We believe you are
1265 absolutely correct. And unless you have active involvement from all the neighborhoods to help
1266 cure this problem, all you're doing is furthering the problem. If you follow Councilwoman Diaz's
1267 recommendation that she's leaning towards, and that is to shut this place down, now you have an
1268 additional closed building next door to one, Tod Motel, that is already closed, next to a bunch of
1269 abandoned other buildings that are shuttered up and fenced. It is not a good look for the city of
1270 Las Vegas.

1271 What you really need is proactive neighbors and people like Mrs. Kwon, who's willing to finance
1272 whatever is necessary to make this push. It is not going away. This problem is just not going to
1273 shutter the building. You're now then going to make her at considerable expense to secure the
1274 building and keep the same riffraff out that we're talking about right now, but with nobody there.

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1275 So for us to just go ahead and follow through and say that, no, you've had chronic nuisances,
1276 you, as a Council, have to follow the statute of the code that says that we had in fact violated
1277 three times within 30 days, with not just conjecture, with not just explanations of what happened
1278 with responses to 911, but actual things that tied this owner to those incidents, which would
1279 violate the code and require a suspension or penalty.

1280 This, of course, is before the City Council. We have the right, obviously, we have the right to go
1281 ahead and file litigation and go up to District Court to contest the March 7th notice that you gave
1282 us. We didn't. We decided we'll go ahead and hear before the Council first. But be assured, we're
1283 not just going to sit back and let this thing just close down without, just because you think it's the
1284 best thing to do. If we violated a law, let a court tell us we violated a law.

1285 We agree you are correct, Madam Mayor, that in conjunction with our business license, our Las
1286 Vegas Metro Police Department, the neighborhood around, you can be an example. Typically,
1287 you have owners that are not willing, not responsive, not willing to help, not willing to share
1288 their burden to cure this problem. You have one here. She's willing to do whatever you tell her to
1289 do. And once we get notice of compliance, we will go ahead and comply.

1290 I think Business License will tell you every time that they cited her for a business license
1291 violation, she came and cured it. So now we're going to the severe March 7th based on this three
1292 incidents within a 30-day period, which I think you need to know and look through those actual
1293 incidents and make sure you support your motion. And with that in mind, I pass it to Mr. Curtis.

1294

1295 **JOHN CURTIS**

1296 Thank you. I think it's important here to keep our eye on the ball in terms of what we're here to
1297 do. We're not going to solve the drug and homeless problem with — this issue here today. And
1298 with all due respect, I think the Licensee sort of misses the point of what we're doing here today.
1299 I mean she's saying things like I'm scared, I can't handle this. It's obvious to me and I think to
1300 many people in this chamber that the Licensee is probably beyond her capabilities to properly
1301 run a business like this in this area.

1302 But be that as it may, we're only here to decide one thing, whether the operation of this building,
1303 this business, the Licensee as a hotel, a limited-stay hotel and hostelry, those two licenses,

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1304 whether there is substantial evidence that they are not being run in that way, and whether the
1305 continued criminal activity and illegal and unlawful activity in the area as encouraged by this
1306 Licensee has — constitutes a public nuisance. And this Council is here to determine whether the
1307 operation of this business constitutes a public nuisance due to the facts which have been
1308 presented to the Council today and whether there is substantial enough evidence to find that a
1309 public nuisance exists because or in direct relation to this Licensee.

1310 And if that is the case, then the Council has a variety of options before it, one of which is
1311 revocation. And I think, given what Councilwoman Diaz has said, what Metro has testified to,
1312 just the litany of illegal and unlawful and nefarious activities, which are happening again right on
1313 Las Vegas Boulevard, right at the cusp of the Las Vegas Arts District, with shootings, stabbings,
1314 overdoses, and drug dealings going on all the time, this more than constitutes a public nuisance,
1315 which under the circumstances the only way to eradicate it is to shut the business down.

1316

1317 **HOPE KWON CHUNG**

1318 No, sir.

1319

1320 **JOHN CURTIS**

1321 And that is our recommendation, staff's recommendation and Metro's recommendation is that the
1322 Council vote for a revocation of this business license because I think it has been shown with
1323 substantial evidence that this Licensee is incapable of running this business in a lawful way.

1324

1325 **HOPE KWON CHUNG**

1326 Yes, I am. Yes, I am.

1327 **MAYOR GOODMAN**

1328 Wait, wait, wait. Wait, please.

1329

1330 **HOPE KWON CHUNG**

1331 I will fight.

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1332 **MAYOR GOODMAN**

1333 Please.

1334

1335 **HOPE KWON CHUNG**

1336 Mayor, please —

1337

1338 **MAYOR GOODMAN**

1339 No, I'm sorry it's at a time. I'm sorry we can't have that now.

1340

1341 **COUNCILWOMAN DIAZ**

1342 So Madam Mayor, I'm going to follow our legal attorney, John Curtis' advice. The confidential
1343 Business Licensing, Metro reports, the evidence is overwhelming for the past year of things that
1344 shouldn't be happening at any business establishment. And, you know, even the \$8,800 in back
1345 owed taxes, penalties, interest for underreporting is problematic for me. So with all of these
1346 reasons, I'm going to move to permanently revoke the business license.

1347

1348 **HOPE KWON CHUNG**

1349 Mayor, one time, please.

1350

1351 **MAYOR GOODMAN**

1352 Thank you. We can't.

1353

1354 **JEFF DOROCAK**

1355 Jeff Dorocak, City Attorney. That would be both licenses involved, as Mr. Curtis laid out at the
1356 beginning, Hotel License and Residence Hostel Single Room License.

1357

1358 **COUNCILWOMAN DIAZ**

1359 For both licenses, yes, correct.

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1360 **MAYOR GOODMAN**

1361 Mr. Curtis, down the road in a year or two, is this a permanent, in perpetuity revocation? Or is
1362 there an opportunity in the future for under a certain plan and all the things I inferred —

1363

1364 **JOHN CURTIS**

1365 It's a permanent revocation of this license and this operation. She can, after a time certain,
1366 reapply for a business license with the city. I think a year. One year later, she can apply for
1367 another business license. But it would be in effect for this owner at this business at this time, a
1368 revocation of their ability to operate this business as it exists now, but would not foreclose it
1369 being operated in the future as such a business. But this Licensee could not come before the
1370 Council for another year.

1371

1372 **MAYOR GOODMAN**

1373 For a year, okay. I have to assure you that the issues with which you're dealing in this are issues
1374 of the neighborhood. We've heard that time and again. But we've also heard from other business
1375 people and residents very clearly that this is a step —

1376

1377 **HOPE KWON CHUNG**

1378 People that aren't even here.

1379

1380 **MAYOR GOODMAN**

1381 Well, and I'm sure we have others who would speak the other way. But at this point, because we
1382 are all working together, this is this revocation of these two licenses for one year.

1383

1384 **HOPE KWON CHUNG**

1385 Okay, Mayor.

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1386 **MAYOR GOODMAN**

1387 No, we'll talk later. Please, you can call the Mayor's Office and we can chat. But there has been a
1388 motion, and it has been posted (**Motion carried unanimously**). And both of those licenses have
1389 been revoked.

1390

1391 **JOHN CURTIS**

1392 Thank you.

1393

1394 **MAYOR GOODMAN**

1395 Thank you for coming down.

1396

1397 **JOHN CURTIS**

1398 Thank you, officers. Appreciate it.

1399

1400 **MAYOR GOODMAN**

1401 Thank you, gentlemen. And law enforcement, forever we are all indebted to you for everything
1402 you do every day, all day long. Thank you. Thank you.

1403 **(END OF DISCUSSION)**