

RESOLUTION NO. R-4-2025

A RESOLUTION CONCERNING A PROPOSED SPECIAL IMPROVEMENT DISTRICT; APPROVING THE FORM OF A DEPOSIT AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND NINETY FIVE MANAGEMENT, L.L.C.

WHEREAS, the City of Las Vegas, Nevada (the “City”) is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, Ninety Five Management, L.L.C., a Nevada limited liability company (the “Developer”), has informed the City that, in the future, the Developer may request that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 and the City’s Developer Special Improvement District Guidelines (the “Guidelines”) to form a special improvement district within the City (the “Future District”), to levy special assessments, and to issue a series of bonds (the “Bonds”) to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future District; and

WHEREAS, pursuant to the Guidelines, the City’s Director of Finance is to establish the amount of a deposit to pay the City’s costs and expenses associated with the formation of the Future District, the levy of assessments, and the issuance of the Bonds; and

WHEREAS, the proposed form of the Deposit and Reimbursement Agreement between the City and the Developer (the “Deposit Agreement”) is on file with the City Clerk and the City Council has reviewed the same and found it to be satisfactory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA:

Section 1. The Deposit Agreement is hereby approved in substantially the form on file with the City Clerk, with only such changes therein as are not inconsistent herewith and are approved by the officers of the City executing the same. The officers of the City are hereby authorized to enter into, execute, and deliver the Deposit Agreement, and the execution and delivery of the same shall constitute conclusive evidence of the City’s approval thereof in accordance with the terms hereof.

Section 2. The officers of the City be, and they hereby are, authorized to take all action necessary to effectuate the provisions of this resolution.


Section 3. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 4. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 5. The City Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED February 5, 2025.

(SEAL)



SHELLEY BERKLEY, Mayor

Attest:



DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

 1/9/25

CRISLOVE IGELEKE, Deputy City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)

I am the duly chosen and qualified City Clerk of Las Vegas (the “City”), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the “City Council”) at a meeting held on February 5, 2025.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Mayor:	Shelley Berkley
Council members:	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
	Francis Allen-Palenske
	Nancy E. Brune
	Shondra Summers-Armstrong

Those Voting Nay:	None
Those Absent:	None

3. The members of the City Council were present at such meeting and voted on the passage of such resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the City Council.

5. All members of the City Council were given due and proper notice of the meeting.

6. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting and excerpt from the agenda for the meeting relating to the resolution, as posted at least three (3) working days in advance of the meeting on the City’s website, the State of Nevada’s official website and at the City Council’s office is attached as Exhibit A.

7. A copy of the notice was transmitted by mail or electronic mail to each person, if any, who has requested notice of the meetings of the City Council. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third (3rd) working day prior to the meeting.

8. Upon request, the City Council provides at no charge, at least one (1) copy of the agenda for its public meetings, any proposed ordinance or resolution which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this February 5, 2025.

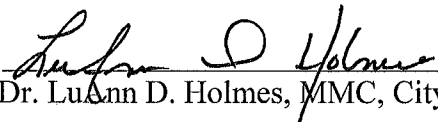
By: 
Dr. LuAnn D. Holmes, MMC, City Clerk

EXHIBIT A

(Attach Copy of Notice of Meeting)

Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Shondra Summers-Armstrong (Ward 5)
Nancy E. Brune (Ward 6)



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

City Council Agenda

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

February 5, 2025

9:00 AM

A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting lasvegasnevada.gov/connect. The proceedings will be rebroadcast on city of Las Vegas TV the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the City Council Meeting.

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Pastor Anne Jones, Life Christian Center
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of Just Serve Nevada

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.

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.

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.

ECONOMIC AND URBAN DEVELOPMENT - CONSENT

9. For possible action to approve a Fourth Amendment to Exclusive Negotiation Agreement (ENA) between the City of Las Vegas (City) and McCormack Baron Salazar, Inc., (Developer) for Desert Pines Golf Course located at 3415 East Bonanza Road, (APN 139-36-502-003) to extend the dates for the Developer to continue with its feasibility study and development plan for the project expiring on June 30, 2025 - Ward 3 (Diaz)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

10. For possible action to approve award of Amendment No. 1 to Contract No. 240087-DD, Assessment Services for Year 14 and 15 of the Small Diameter Pipeline Assessment Program 15 Year Cycle - Department of Public Works - Award recommended to: BROWN AND CALDWELL (Increase Amount Not-to-Exceed \$5,997,443.43 - Sanitation Enterprise Fund) - All Wards
11. For possible action to approve award of Amendment No. 1 to Contract No. 23.MWA889.D1-DD, Prime Design Services for Health & Wellness Center - Ward 3 - Bonanza/Lamb - Department of Public Works - Award recommended to: KNIT (Increase Amount Not-to-Exceed \$1,161,902 - General Capital Projects Fund) - Ward 3 (Diaz)

NEIGHBORHOOD SERVICES - CONSENT

12. For possible action to approve an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Regional Housing Authority in which the United States Department of Housing and Urban Development (HUD) will provide up to \$696,000 to fund a Grant Program Coordinator position (salary, benefits and related training) in the City's Department of Neighborhood Services to administer the 2023-2024 Choice Neighborhoods Implementation Grant, awarded for the revitalization of the former Marble Manor development and surrounding neighborhoods within the Historic Westside - Ward 5 (Summers-Armstrong)

PUBLIC SAFETY - CONSENT

13. For possible action to approve a report containing deaths of prisoners in the city jail as required by Nevada Revised Statutes 211.117 - All Wards

PUBLIC WORKS - CONSENT

14. For possible action to approve a Fifth Amendment to District Office Lease between the City of Las Vegas and Dina Titus, a member of the U.S. House of Representatives, to extend the lease term through December 31, 2026, for the administrative office space located at City Hall, 495 South Main Street - Ward 3 (Diaz)

15. For possible action to approve Third Supplemental Interlocal Contract LAS22U19 between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) to increase funding for design and extend the project completion date from June 30, 2025 to December 31, 2027, for the Brent Drainage System - Durango Drive to O'Hare Avenue Project (\$150,000 - CCRFCD funded through the Road and Flood Capital Project Fund [CPF]) - Ward 6 (Brune)
16. For possible action to approve Supplemental No. 3 to Interlocal Contract 1017 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2026, for the Casino Center Boulevard, Colorado Avenue to Wyoming Avenue Project - Ward 3 (Diaz)
17. For possible action to approve Supplemental No. 3 to Interlocal Contract 919 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2026, for the Bearden Drive Realignment, Shadow Lane to Desert Lane Project - Ward 1 (Knudsen)
18. For possible action to approve Supplemental No. 2 to Interlocal Contract 1117 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to December 31, 2026, for the Shadow Lane, Alta Drive to Charleston Boulevard Project - Ward 1 (Knudsen)
19. For possible action to approve Supplemental No. 6 to Interlocal Contract 931 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to increase funding in the amount of \$1,000,000 for the Pedestrian Upgrades, Citywide Safety Improvements Project (\$1,000,000 - RTC funded through the Traffic Improvements Capital Project Fund [CPF]) - All Wards
20. For possible action to approve Supplemental No. 4 to Interlocal Contract 1173 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to decrease funding in the amount of \$1,000,000 for the Las Vegas Boulevard, Stewart Avenue to Sahara Avenue Project - Wards 3 and 5 (Diaz and Summers-Armstrong)

RESOLUTIONS - CONSENT

21. R-4-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District (614) within the Skye Summit area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with NINETY FIVE MANAGEMENT LLC, a Nevada limited liability company, in the amount of \$150,000 for the City of Las Vegas to draw against as it incurs the expenses of creating and financing the district with Ninety Five Management, LLC (\$150,000 - SID Construction Fund) - Ward 6 (Brune)
22. R-5-2025 - For possible action to approve a Resolution to declare the City of Las Vegas's (CLV) intention to sell real property on an internet auction website, located at 850 Las Vegas Boulevard North (APNs 139-26-301-004 and 139-27-709-001) - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 24]
23. R-6-2025 - For possible action to approve a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with a Tenant Owner Participation (TOP) Agreement between the RDA and Sticky 2 LLC (Owner) and Amplecho LLC (Tenant Owner) to participate in a public/private partnership with the Tenant Owner to complete renovations to the building located at 1301 South Main Street (APN 162-03-101-002) to be in compliance with and in furtherance of the goals and objectives of the RDA - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 4 (RA-3-2025)]

DISCUSSION/ACTION ITEMS

HEARINGS - DISCUSSION

24. Public hearing regarding the fair market value of the City of Las Vegas (CLV) owned real property located at 850 Las Vegas Boulevard North (APNs 139-26-301-004 and 139-27-709-001), in anticipation of the sale of the property on an internet auction website - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 22 (R-5-2025)]

ADMINISTRATIVE - DISCUSSION

25. Discussion for possible action regarding the appointment of an Interim Municipal Court Judge, Department 1, from the following nominees: Madilyn Cole, Amanda Pellizzari, and Matthew Walker (\$214,849 - General Fund)

CITY ATTORNEY - DISCUSSION

26. ABEYANCE ITEM - Discussion for possible action to approve settlement to 180 Land Co LLC, Fore Stars, Ltd., and Seventy Acres LLC (collectively the "Plaintiffs"), of the following litigation, and in exchange for dismissal with prejudice thereof: 8JDC Case No. A-17-758528-J, NSC Case No. 84345, 84640; 8JDC Case No. A-18-780184-C, NSC Case No. 88103; 8JDC Case No. A-18-773268-C, NSC Case No. 89279; and 8JDC Case No. A-18-775804-J (between \$250,000,000-\$286,000,000 - Liability Insurance and Property Damage Fund) - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

27. Discussion for possible action regarding the appointment of nominee Nathan Harper to the Historic Preservation Commission
28. Discussion for possible action regarding the appointment of Councilwoman Victoria Seaman as the City of Las Vegas representative on the Oversight Panel for School Facilities

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

29. Bill No. 2024-43 - For possible action - Amends the Lone Mountain West Master Development Plan and Design Standards to update certain information regarding residential density. Proposed by: Seth T. Floyd, Director of Community Development
30. Bill No. 2024-44 - For possible action - Amends LVMC 19 to establish lighting standards for C-V properties within the Lone Mountain and La Madre Foothills Areas, as designated in the Las Vegas 2050 Master Plan. Sponsored by: Councilwoman Francis Allen-Palenske

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.

31. Bill No. 2024-41 - Amends Title 2 of the Las Vegas Municipal Code by adding Chapter 2.67 to establish the Animal Advisory Committee. Sponsored by: Councilwoman Victoria Seaman

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.

32. 24-0642-EOT1 - SECOND EXTENSION OF TIME - SPECIAL USE PERMIT (20-0091-SUP1) - APPLICANT/OWNER: MICHAEL MUELLER - For possible action on a Land Use Entitlement project request FOR AN APPROVED MOUNTED ANTENNA OVER 15 FEET (ULTIMATE HEIGHT) USE at 1016 Carmel Shores Drive (APN 138-28-214-056), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

- 33. 24-0644-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MEADOWS OWNER, LLC - For possible action on a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (SUP-4807) FOR A 51-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4490 Meadows Lane (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 34. 24-0648-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: HERBST DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0132-01) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

SET DATE

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

CITIZENS PARTICIPATION

- 36. 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.

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.

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

COUNCIL MEMBER RECOGNITION

- 38. 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.

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