

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Diaz (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 Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

March 5, 2025  
9:00 AM

### CEREMONIAL MATTERS

1. Call to Order

Minutes:

MAYOR BERKLEY called the meeting to order at 9:01 a.m.

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN, SEAMAN (excused at 10:44 a.m.), DIAZ, ALLEN-PALENSKE, BRUNE, and SUMMERS-ARMSTRONG

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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website – [notice.nv.gov](http://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 BERKLEY asked RABBI YITZ WYNE, Young Israel Aish of Las Vegas, to lead the audience in the Pledge of Allegiance.

5. Recognition of the Citizen of the Month

Minutes:

COUNCILWOMAN BRUNE invited ROBERT ESTRADA to the podium for recognition as the March Citizen of the Month. The Councilwoman noted a goal when she ran for City Council was to create a community award where neighbors take care of each other. She started a Ward 6 volunteer service crew to identify projects that required attention and invited neighbors to join. She realized MR. ESTRADA had already been doing that without a title or resources. COUNCILWOMAN BRUNE acknowledged meeting MR. ESTRADA on Nextdoor when he posted organizing a cleanup for his community, Grand Entries, which did not have an HOA (homeowners association) or neighborhood association. She responded to his post and believed it was a great

partnership, noting they had a Republic Services dumpster and MR. ESTRADA organized his neighbors while COUNCILWOMAN BRUNE organized her volunteer service crew. A video was displayed showing 10 volunteers working on the homes of two senior citizens, which can be viewed by accessing the video for this meeting. COUNCILWOMAN BRUNE opined that MR. ESTRADA cares about his community and has a big heart, adding that he continued doing community service projects since moving to Las Vegas in 2021 from Los Angeles, where he organized beach and neighborhood cleanups. Further, she thanked MR. ESTRADA and felt pleased to have him in Ward 6.

MR. ESTRADA thanked the Councilmembers, adding that COUNCILWOMAN BRUNE was helpful, and he appreciated her availability to assist.

COUNCILWOMAN BRUNE presented a plaque to MR. ESTRADA for Citizen of the Month and read the proclamation provided for Robert Estrada Day, a copy of which was submitted for the record and attached as backup.

6. Recognition of University Medical Center

Minutes:

COUNCILMAN KNUDSEN noted healthcare is one of three priorities for the City, and he reflected upon how he partnered with UMC (University Medical Center) when his son became extremely ill. He spoke about UMC's innovative thinking with their telehealth program that assisted him quickly during his children's illnesses. He recalled UMC's environment and the leadership of MASON VAN HOUWELING, Chief Executive Officer (CEO), JOHN O'REILLY, Chairman of UMC's governing board, and the board of directors during his time spent there for his son. Additionally, a PowerPoint presentation was displayed, a copy of which was submitted for the record, as COUNCILMAN KNUDSEN said UMC had renovated and invested \$60 million into becoming a premier medical destination, and he opined the environment mattered to patients. Further, he noted UMC received the Cashman Good Government Award sponsored by the Nevada Taxpayers Association, and he invited the UMC team to the podium along with a variety of partners who helped make the renovation project possible.

MR. O'REILLY believed the best was yet to come and expressed the 11 years he had been with UMC had been fulfilling. He noted the \$65 million project was just the beginning, comparing Las Vegas' impact to the world of entertainment to how healthcare could be changed with continued cooperation between the City, Clark County, the VA (Veterans Affairs), and the Air Force. He recalled a conversation with the CEO of the Texas Medical Center that UMC could be fixed. Further, he acknowledged UMC team members, Grand Canyon Development Partners, BRAD FRIEDMUTTER, architect, and Martin-Harris Construction for making the project possible. MR. O'REILLY opined the Las Vegas Medical District was going to make the future of community healthcare possible and thanked the Councilmembers for their support.

**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:

GINA GREISEN, Nevada Voters for Animals, expressed support for Item 35, which she had discussed with former Deputy Chief TIM SHATTLER 10 years ago. Additionally, she said their Animal Welfare task force was involved and thanked COUNCILWOMAN SEAMAN, CHIEF JASON POTTS, Department of Public Safety (DPS) Director, and RUDY TOVAR, DPS Manager, noting an idea is only an idea until someone gives it wings. Lastly, MS. GREISEN expressed excitement for the presentation and congratulated the school children involved.

ERECH MELCHIZEDEK CHRIST NIMROD expressed support for Item 15. He stated according to the Bible, ancestors lived to be 969 years young and opined that middle age was 569 years.

**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 Hold in Abeyance Items 33a and 33b to 4/2/2025

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

9. For possible action to approve the Final Minutes by reference of the February 5, 2025 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, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

### **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.

### **COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT**

10. For possible action to approve a Restricted Gaming License for THE OUTFIT, LLC dba JIVE TURKEY at 608 South Maryland Parkway, Suite 160 - Ward 3 (Diaz)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

11. For possible action to approve a Massage Establishment license for HAPPY FACE MASSAGE LLC dba HAPPY FACE MASSAGE at 501 South Rancho Drive D24 [Kelly Thompson, Managing Member] - Ward 1 (Knudsen)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

12. For possible action to approve a Cannabis Production Facility License (Medical/Recreational) for BCCNEVADA, LLC dba BONANZA CANNABIS, 8001 US Highway 50 East - Carson City, Nevada

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

13. For possible action to approve a Restricted Gaming License for ROUTE 159 ENTERTAINMENT LLC dba NEIGHBORHOOD at 6138 West Charleston Boulevard [Patrick Haggerty, Managing Member] - Ward 1 (Knudsen)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

#### **FINANCE - PURCHASING AND CONTRACTS - CONSENT**

14. For possible action to approve award of Modification No. 2 to Contract No. 220196-DD, Professional Services for Las Vegas Fire and Rescue Consulting Services - Department of Fire and Rescue - Award recommended to: SQS CONSULTANTS, INC., (Increase Not-to-Exceed \$135,000 Annually/Total Increase Amount Not-to-Exceed \$270,000 - General Fund) - All Wards

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

#### **NEIGHBORHOOD SERVICES - CONSENT**

15. For possible action to approve the ratification of the Older Adults Home Modification Program (OAHMP) award of \$1,479,092.26 to the City of Las Vegas by the United States Department of Housing and Urban Development (HUD) for essential home modification services that benefit eligible individuals and families - All Wards

Minutes:

See Item 7 for related discussion.

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

16. For possible action to approve the Amended Master Lease Agreement between the City of Las Vegas and CCSN SRO Inc., which includes an annual base rent increase of three percent, raising the rent from \$737.48 to \$759.60, and an increase in utility charges from \$180 to \$212 to the units located at 1521 Las Vegas Boulevard North, which are designated as bridge and/or transitional housing for homeless individuals in the City of Las Vegas (\$9,091.80 - Redevelopment Set-Aside) - Ward 5 (Summers-Armstrong)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

#### **PUBLIC WORKS - CONSENT**

17. For possible action to approve the Fifth Amendment to Nature Park Golf Course Lease and Management Agreement between the City of Las Vegas (CLV) and CF Arcis XI, LLC, (Arcis), a Delaware limited liability company, in preparation of the new development project for the property located at 3415 East Bonanza Road, commonly known as the Desert Pines Golf Course - Ward 3 (Diaz)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

18. For possible action to approve the Amendment, Assignment, Assumption and Consent Agreement between the City of Las Vegas (CLV) and OB Sports Golf Management (DH), LLC, a Nevada limited liability company (OB),

and Troon Golf, LLC., a Delaware limited liability company (Troon) for the operation and management services at Durango Hills Golf Course located at 3501 North Durango Drive - Ward 4 (Allen-Palenske)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

19. For possible action to approve the Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 24 (R-14-2025)]

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

### **RESOLUTIONS - CONSENT**

20. R-10-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll and providing the effective date hereof - Ward 1 (Knudsen)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

21. R-11-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 1 (Knudsen)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

22. R-12-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll for FY2026 and providing the effective date hereof - Ward 3 (Diaz)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

23. R-13-2025 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the

District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 3 (Diaz)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

24. R-14-2025 - For possible action to approve a Resolution finding that the proposed Real Property Purchase Contract between the City of Las Vegas (CLV) and Arsenio Aguilar and Crystal Ponce (Buyer) for the sale of remnant real property located at the northeast corner of West Adams Avenue and N Street (APN 139-28-606-006) is in the best interest of the CLV - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 19]

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

25. R-15-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District (819) within the Summerlin area; approving the form of and authorizing the execution and delivery of a deposit and reimbursement agreement with THE HOWARD HUGHES COMPANY LLC, a Delaware 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 Howard Hughes Company LLC (\$150,000 - SID Construction Fund) - Ward 2 (Seaman)

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

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## DISCUSSION/ACTION ITEMS

### ADMINISTRATIVE - DISCUSSION

26. Report by Mike Janssen, City Manager, and discussion for possible action regarding a new two-year collective bargaining agreement between the City of Las Vegas and International Association of Firefighters (IAFF) Local 1285 (\$15,251,860 - Various Funds) - All Wards

Minutes:

CITY MANAGER MIKE JANSSEN introduced VINCE ZAMORA, Human Resources Director, and MORGAN DAVIS, Senior Assistant City Attorney. MR. JANSSEN stated this item was a culmination of months of negotiations and spirited conversations to bring forward a two-year contract with the International Association of Firefighters (IAFF). He thanked the negotiating teams and several City staff members for their hard work, including DEPUTY CITY MANAGER TIM HACKER, CHIEF FERNANDO GRAY, Las Vegas Fire & Rescue Director, RUBEN SANCHEZ, Fire Captain, and JAMES SUAREZ, Fire Battalion Chief. MR. JANSSEN stated in accordance with NRS (Nevada Revised Statutes) 288.153, the two-year collective bargaining agreement would be in effect from July 1, 2024 to June 30, 2026, if approved, and the total estimated fiscal impact would be \$15,251,860.

MR. ZAMORA read from a PowerPoint presentation, a copy of which was submitted for the record, to report that IAFF Local 1285 non-supervisory and supervisory contracts cover approximately 711 employees within Fire & Rescue. Negotiations started on January 2024 and nine meetings were held through April 2024 before an impasse was declared. Fact finding hearings were held on August 6 and 7, 2024, and a tentative agreement was reached on February 11, 2025, and IAFF members voted to approve the two-year agreement. Changes in the fiscal impact included wages, medical benefits, and uniform and tool allowances. MR. ZAMORA clarified the

3.25 percent COLA (cost of living adjustment) and 1.35 percent salary increase would be effective July 1, 2024 and retroactive to all members, and the entry step for the group would be eliminated. There would be 2.6 percent COLA and 0.7 percent salary increase for FR and FRB salary grades effective July 1, 2025, including Fire Communications Technicians and Fire Equipment Mechanics. Additionally, a 1.6 percent salary increase for FC and FCB salary grades include Fire Suppression, Firefighters, Paramedics, and Captains. Regarding medical benefits, there was an increase of the employer contribution to the Fire Trust from \$500 to \$515 per pay period. Tool allowances were increased in order to remain consistent with other collective bargaining groups. The tool allowance for the Fire Equipment Mechanic classification was increased from \$360 to \$1,500, and the tool allowance for the Fire Communications Technician and the Fire Equipment Services Technician was increased from \$360 to \$750 per year. MR. ZAMORA reiterated the estimated total fiscal impact cost was \$15,251,860 and gave recognition to the Local 1285 leadership team and several City staff members.

MAYOR BERKLEY congratulated and expressed appreciation to all those who worked on the negotiations.

With great appreciation to the departments involved, COUNCILMAN KNUDSEN stated public safety remains the City's first priority.

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, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **RESOLUTIONS - DISCUSSION**

27. R-16-2025 - Public hearing and discussion for possible action to approve and adopt a Resolution authorizing a temporary interfund loan to be paid within twelve months from the City of Las Vegas Sanitation Enterprise Fund to the City of Las Vegas Liability Insurance and Property Damage Fund up to a maximum amount of One Hundred Thirty-Six Million and 00/100 Dollars (\$136,000,000) - Loan will be evidenced by an Unsecured Promissory Note and will be used for the acquisition of certain real property located near the intersection of Charleston Boulevard and Hualapai Way in the city of Las Vegas related to an agreement dated December 24, 2024 between the City of Las Vegas (as buyer) and 180 Land Co LLC, Fore Stars, LTD. and Seventy Acres LLC (collectively as seller) (Not-to-exceed \$136,000,000 - Sanitation Enterprise Fund) - All Wards

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

SUSAN HELTSLEY, Chief Financial Officer, noted authority was granted to the City through NAC (Nevada Administrative Code) 354.290 and NRS (Nevada Revised Statutes) 354.6118 to allow an interfund loan between the Sewer Fund (Sanitation Enterprise Fund) and the Liability Insurance and Property Damage Fund. This evolved from Item 34 from the December 18, 2024 City Council meeting, which involved acquisition of the property near Charleston Boulevard and Hualapai Way. Further, the agreement was signed December 24, 2024. MS. HELTSLEY stated this was considered a bridge loan to allow cash flow for the City to meet agreement terms. The maximum amount of the loan is \$136 million with \$100 million expected to be paid back around July 1st. The remaining \$36 million would be paid with profits from the Cashman sale. The City will be paying the Sanitation Fund interest over the period from the General Fund Reserves. The General Fund will make the transfer into the Liability Fund and pay back the Sewer Fund. MS. HELTSLEY confirmed this would not affect sewer rates, as they are set by Municipal Code 14.04.030 and are based on a five-year CPI (Consumer Price Index), noting four percent was added in 2022 for the next 10 years to cover Capital Improvements. The last adjustment made for 2025 was 8.2 percent.

MAYOR BERKLEY declared the Public Hearing closed.

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, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **BOARDS AND COMMISSIONS - DISCUSSION**

28. Discussion for possible action regarding the reappointment of Sondra Cosgrove to the Historic Preservation Commission
- Motion made by Nancy Brune to Approve the reappointment
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
29. Discussion for possible action regarding the appointment of nominee David Tilzer to the Senior Citizens' Advisory Board as the Mayor's appointee
- Motion made by Shelley Berkley to Approve the appointment
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

### **NEW BILLS**

**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.**

30. Bill No. 2025-1 - Amends Title 2 of the Las Vegas Municipal Code by adding Chapter 2.70 to establish the Youth Leadership Advisory Council. Sponsored by: Councilwoman Olivia Diaz, Councilwoman Francis Allen-Palenske, and Councilwoman Nancy E. Brune
- Minutes:  
First Reading – Referred – COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENSKE
- 3/17/2025 Recommending Committee  
3/19/2024 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.

31. 24-0653 - APPLICANT/OWNER: OSO BLANCA PLACE, LLC - For possible action on the following Land Use Entitlement project request on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- Minutes:  
See Items 31a and 31b for related backup.
- 31a. 24-0653-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (22-0528-SUP1) - TO ALLOW A MINI-STORAGE FACILITY USE

Minutes:

See Items 31-31b for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 33a and 33b

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

- 31b. 24-0653-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0528-SDR1) - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

Minutes:

See Items 31-31b for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 33a and 33b

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

32. 24-0671 - APPLICANT/OWNER: PANTHER ALTA 12, LLC - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), Ward 2 (Seaman). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Items 32a and 32b for related backup.

- 32a. 24-0671-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0454-VAR1) - TO ALLOW 891 PARKING SPACES WHERE 1,068 SPACES ARE REQUIRED

Minutes:

See Items 32-32b for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 33a and 33b

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

- 32b. 24-0671-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0454-SDR1) - FOR A PROPOSED 187,000 SQUARE-FOOT MEDICAL OFFICE CAMPUS CONSISTING OF TWO, THREE-STORY BUILDINGS AND TWO FUTURE PAD SITES

Minutes:

See Items 32-32b for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) 33a and 33b

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

33. 25-0033 - APPLICANT/OWNER: BUENOS AIRES AIR CONDITIONING & HEATING, INC. - For possible action on the following Land Use Entitlement project requests on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Items 33a and 33b for related backup.

- 33a. 25-0033-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (22-0581-VAR1) - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED

Minutes:

See Items 33-33b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 33a and 33b to 4/2/2025

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

- 33b. 25-0033-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0581-SDR1) - FOR AN APPROVED TWO-STORY, 3,073 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY, 1,548 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT AND FOR EXISTING WALLS AND FENCES TO INCLUDE RAZOR WIRE

Minutes:

See Items 33-33b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 33a and 33b to 4/2/2025

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

#### **COMMUNITY DEVELOPMENT - DISCUSSION**

34. 25-0017-EOT1 - 14TH EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT: DTP MGMT, LLC - OWNER: 899 FREMONT, LLC - For possible action on a Land Use Entitlement project request FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 899 Fremont Street and 115 South 8th Street (APNs 139-34-612-027 and -056), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

DARA GOLDSMITH appeared on behalf of the applicant and believed this Extension of Time (EOT) application was different than those previously submitted. She stated the property was listed for over a year, and they received three LOIs (Letters of Intent), which had all been negotiated. She reported they were in the third turn of a PSA (Purchase and Sale Agreement), with an organization that operates 200 properties throughout 20 states; however, they could not disclose the name. She expressed excitement for a potential buyer who was known for renovating properties. She anticipated the type of use would be similar to the old post office that turned into The Mob Museum. MS. GOLDSMITH advised that they received an Extension of Time on their gaming license from the Nevada Gaming Commission, which was good through May 2026. There had been nine tours and 98 NDAs (Non-disclosure Agreements) signed by interested parties on the property. They were trying to move the parking easement from the south end of The Western to another property, which requires help from the Ely on Fremont. MS. GOLDSMITH felt the EOT would allow the buyer to utilize the tavern license along with the unrestricted, non-conforming gaming license on the entire parcel. Further, they could have two different operating properties with more than 16 games associated with the liquor license. The Western property is composed of three parcels from the Ely on Fremont and faces Fremont Street. Lastly, she believed granting the EOT would conform to the objective of the Fremont East Entertainment District, as well as enable the buyer to not re-trade price.

SETH FLOYD, Community Development Director, reported as the current Alcohol, On-Premise Full use does not include other tavern establishments as protected uses, the applicant could obtain a new Special Use Permit for this use and no longer perpetuate a nonconforming use. Staff recommended denial of the 14th EOT request

that would perpetuate the nonconforming use. He noted that non-restricted gaming on the property had been preserved and was a separate use and not impacted by the liquor use.

In response to MAYOR BERKLEY, MS. GOLDSMITH stated they were in favor of having the project approved. She appreciated MR. FLOYD'S comments; however, she felt it did impact the ability on the parcel, especially on the 8th Street parcel to have more than 16 games, which would enable it to be a more comprehensive entertainment property. Further, she disagreed with MR. FLOYD'S analysis that the unrestricted, non-conforming license did not companion with the tavern, as she felt it enabled the property to be fully developed.

COUNCILWOMAN DIAZ thanked MS. GOLDSMITH for working with her and explaining their status. She stated the EOT had come before her for many years, and she had lobbied heavily on retaining it. The Councilwoman said she would take a leap of faith, since there was interest and MS. GOLDSMITH was heavily involved in getting the project into the hands of someone who could bring it back to life. She appreciated the potential buyer wanting to keep the foundation, adding the Council was interested in preserving as much history as possible. COUNCILWOMAN DIAZ wanted to remain optimistic that the PSA would successfully move along and opined it took a lot of manpower for staff to continuously notice and post EOTs. Further, she advised this would be the final EOT.

MS. GOLDSMITH felt optimistic they could disclose the purchaser in the near future.

MAYOR BERKLEY 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, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **REPORTS AND PRESENTATIONS**

35. Presentation and recognition of City of Las Vegas students who submitted entries for the Ward 2 Spay and Neuter Awareness Campaign - All Wards

Minutes:

DR. TAMMY MALICH, Youth Development and Social Initiatives Director, appeared alongside, PAT O'MARA, Deputy Parks, Recreation and Cultural Affairs Director, and RUDY TOVAR, DPS (Department of Public Safety) Manager. DR. MALICH reported that Spay & Neuter Awareness Campaign outreach included distributing flyers to all principal roundtables for Wards 1, 3, 4 and 6, flyers and e-mails to all CCSD (Clark County School District), charter, and private schools within the City's jurisdiction, direct phone calls to schools, as well as outreach and flyers in the community centers and citywide events. Additionally, the Communications Department launched a social media awareness campaign, and Parks, Recreation and Cultural Affairs administration shared materials to distribute within their programs. DR. MALICH thanked multiple City departments and staff, including PAT VAUGHN, Superintendent of Parks, who assisted with the signs.

MR. TOVAR felt grateful to all artists that submitted their work, and he thanked the youth and parents that were in the audience. He utilized a PowerPoint presentation, a copy of which was submitted for the record, to explain the campaign was initiated by COUNCILWOMAN SEAMAN in partnership with DPS and local animal advocates. The campaign focused on public education and compliance with NRS (Nevada Revised Statutes) 574.670, which requires park signage related to pet sterilization. They wanted to address the issue in a fun and exciting manor with something that could be placed throughout the community. Campaign goals included decreasing animal overpopulation, reducing the number of animals in shelters, and educating the public about spay and neuter requirements in a friendly and visible manner. The campaign required collaboration between DPS, the Department of Parks, Recreation and Cultural Affairs, and the Department of Youth Development and Social Initiatives.

DR. MALICH stated the campaign was open to students aged 10 to 18, noting 71 submissions were received. The submissions were narrowed down to 14, and Ward 2 assisted with the final awards. Each participant received a certificate for their submission, and the winning artwork would be displayed in dog parks. Posters of the winners and honorable mentions will be displayed at all Las Vegas recreation centers, senior centers, pools, and sports complexes.

The three winning art submissions were shown on the PowerPoint presentation as MR. O'MARA informed which dog parks each artwork would be displayed. The winning art submissions included Take a "Paws" by KINSEY WARREN, Protect Them by MADILYNN CARUSO, and Avoid a Litter by BERKLEY GARATE. Further, COUNCILWOMAN SEAMAN provided each honorable mention a certificate of recognition, copies of which was submitted for the record, as DR. MALICH read names aloud.

COUNCILWOMAN SEAMAN stated it was a small idea with a mighty outcome, and she thanked all those who collaborated on the project, including animal advocates. She said they would continue to meet and come up with ideas.

MAYOR BERKLEY acknowledged the parents in the audience. She felt it was a lovely project and expressed excitement to all those who participated and received honorable mentions. She thanked everyone for addressing an issue that was important to the City Council.

COUNCILWOMAN DIAZ commended the youth who participated in the call to action and said it would be nice to view the artwork.

See Item 7 for related discussion.

### **SET DATE**

36. 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 BERKLEY advised the Deputy City Clerk, DR. LUANN D. HOLMES, to set the date for all applicable items.

### **CITIZENS PARTICIPATION**

37. 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:

ERECH MELCHIZEDEK CHRIST NIMROD noted on January 17, 2025, he visited a doctor's office in the Courtyard Homeless Resource Center and was instructed to leave his backpack outside. His backpack was stolen and included personal items, such as his cellphone, prescriptions, and computer. MR. NIMROD requested for the security personnel to reimburse him \$5,000 for not securing his property.

TENITTA FRANKLIN stated she recently purchased a home in Las Vegas and was appalled to witness several women soliciting their bodies nearby. She stated the Las Vegas Metropolitan Police Department advised her to take pictures, which she did not feel comfortable doing, and she wanted to voice her safety concern.

GINA GREISEN, Nevada Voters for Animals, said her first law was authored in 2009 required the posting of sterilization. She felt proud and thanked everyone who worked on the Spay and Neuter project. MS. GREISEN read a post from KEITH WILLIAMS, C5 (Community Cat Coalition of Clark County), regarding following the lead of lost and found admissions of cats and kittens, which were higher in January and February than any year since 2020. MR. WILLIAMS noted there was a desperate need for low-cost spay and neuter services for roaming cats and low-income owners. He requested the jurisdiction make the resource more available, noting all local jurisdictions had mandatory spay and neuter laws. Additionally, another 10,000 surgeries were needed each year, which would cost up to \$1 million. Therefore, investing in a solution would save money and reduce the need for shelter services, animal control, and rescue. MS. GREISEN wondered if money could be borrowed from the Sewer Fund. She was deeply concerned with contract negotiations with The Animal Foundation wanting an additional \$5 million. Lastly, she asked the Council to put money towards prevention.

**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.

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

Minutes:  
None.

**COUNCIL MEMBER RECOGNITION**

39. 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.

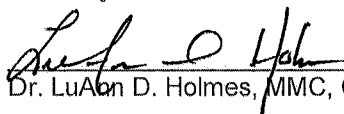
Minutes:  
COUNCILMEMBERS SUMMERS-ARMSTRONG, ALLEN-PALENSKE, KNUDSEN, DIAZ, SEAMAN, and BRUNE announced various events taking place during the months of February, March, and April. Some of the Councilmembers submitted flyers, which are attached as backup, regarding their events and points of interest.

MAYOR BERKLEY thanked the Councilmembers and those watching the meeting, and she appreciated their involvement in the community.

The meeting was adjourned at 10:45 a.m.

Respectfully submitted:

  
\_\_\_\_\_  
Yvett Lozoya, Deputy City Clerk

  
\_\_\_\_\_  
Dr. LuAnn D. Holmes, MMC, City Clerk

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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](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
City Hall, 495 South Main Street, 1st Floor