

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 Minutes

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

April 16, 2025
9:00 AM

CEREMONIAL MATTERS

1. Call to Order

Minutes:

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

PRESENT: MAYOR BERKLEY and COUNCILMEMBERS KNUDSEN (excused at 10:55 a.m.), SEAMAN (excused at 12:45 p.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; and the Nevada Public Notice website – notice.nv.gov.

3. Invocation - Pastor Drew Moore, Canyon Ridge Christian Church

Minutes:

PASTOR DREW MOORE, Canyon Ridge Christian Church, gave the invocation.

4. Pledge of Allegiance

Minutes:

At the request of MAYOR BERKLEY, PASTOR DREW MOORE led the audience in the Pledge of Allegiance.

5. Recognition of the Employee of the Month

Minutes:

MAYOR BERKLEY requested a moment of silence to recognize ELAINE WYNN'S passing, noting her many contributions to the community.

MAYOR BERKLEY invited CAROLYN LEVERING, Emergency Manager, to the podium to help recognize IRENE CEDILLO as April's Employee of the Month. MS. CEDILLO joined the City in 2023 and works as a volunteer program coordinator as well as a facility and event coordinator. She has developed processes and procedures for the Certified Emergency Response Team (CERT), scheduled numerous events, trainings, and

presentations, and upheld the goal of improving preparedness for our community. MAYOR BERKLEY thanked MS. CEDILLO for the work she does ensuring the City remains safe.

MS. LEVERING explained that the Office of Emergency Management is dedicated to building a disaster-resilient community. She advised that MS. CEDILLO was tasked with creating a volunteer management program from scratch, and she met that challenge head-on. MS. CEDILLO played a vital role teaching basic emergency preparedness, though she remains humble about her accomplishments. MS. LEVERING congratulated MS. CEDILLO, opining that it takes a special leader to be able to recruit and retain talented volunteers.

MS. CEDILLO expressed gratitude for the recognition.

6. Recognition of the Anti-Violence through Community Engagement (ACE) Program

Minutes:

COUNCILWOMAN ALLEN-PALENSKE invited the ACE (Anti-Violence through Community Engagement) Team to the podium to be recognized for their work on a pilot program that provides wrap-around services for local at-risk youth by offering guidance and critical resources. The ACE Team provides pathways to success and hope for a brighter future. They have aligned with 40 community partners, including Walker Furniture, to provide mattresses and essentials to 240 youth participants in the program. The ACE Team is currently geographically limited, with hopes to expand and secure additional funding in order to increase their impact. The Councilwoman opined that without the passion of the ACE Team leaders, this program would not exist.

CAPTAIN DAVE SIMS believed that he had a great team, adding that the secret to leadership was surrounding yourself with people smarter than you. He explained that traditional policing involves responding to an incident, whereas with this program they hope to show up before the incident occurs. He expressed appreciation for the agency and the partners for the innovation they provided, and the support they have received from elected officials and the Councilwoman. He added that the recidivism rate has been remarkable, and they hope as a community they can change the lives of the next generation.

COUNCILWOMAN ALLEN-PALENSKE read a proclamation into the record, a copy of which was submitted for the record, declaring April 16th ACE Team Day.

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:

ERECH MELCHIZEDEK CHRIST NIMROD expressed opposition for Items 46 and 47, which are alcohol establishments, due to his belief that Ward 5 was in a crisis and youth having access to alcohol can cause low self-esteem and may lead to expulsion from school. He requested the quantitative data that COUNCILWOMAN SUMMERS-ARMSTRONG had requested from the Clark County School District at the previous Council meeting.

CYNTHIA THOMPSON spoke in opposition to Item 45, voicing concerns regarding nearby property value, safety, privacy, traffic, and overall quality of life. She opined that the adjacent homeowners would be significantly impacted by this project, and she submitted a formal letter of opposition for the record.

MAURICE PAGE and TASHIKA LAWSON expressed support for Item 45, stating that it would bring value to the neighborhood as quality, affordable housing. They believed that the developer had done everything necessary regarding community engagement, listening to community needs, and making modifications to appease nearby homeowners.

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 40a-40e, 41a and 41b, and 42 to 6/18/2025

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 March 19, 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.

CITY ATTORNEY - CONSENT

10. For possible action to approve a business impact statement regarding a proposed ordinance to amend LVMC Chapter 6.08 to make various changes regarding ambulance franchises, including provisions to update maximum service rates; change the method and calculation of annual increases in service rates and franchisee penalty items; update provisions regarding the revocation and adjustment of franchises for noncompliance; and provide for the extension of ambulance vehicle service life under certain circumstances (This item is related to Bill No. 2025-5, which appears later on this agenda under New Bills.)

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;

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

11. For possible action to approve a Restricted Gaming License for CRAWFORD COIN, INC. db at GREEN VALLEY GROCERY #95 at 7983 North Hualapai Way - Ward 6 (Brune)

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 extend a Temporary Massage Establishment License for ZION INVEST LLC dba ZION SPA at 3140 South Valley View Boulevard [Lexi Lianhua Fang, Managing Member] - 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;

13. For possible action to extend a Temporary Massage Establishment License for RELIEF MASSAGE, LLC dba RELIEF MASSAGE at 4343 North Rancho Drive, Suite 220 - 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;

FINANCE - PURCHASING AND CONTRACTS - CONSENT

14. For possible action to approve award of Bid No. 24.MWA212-JG, Flamingo Boulder Highway North, Charleston - Main to Maryland, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: HARBER COMPANY INC. DBA MOUNTAIN CASCADE OF NEVADA (Not-to-Exceed \$47,591,380 - Road and Flood Capital Projects Fund) - 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;

15. For possible action to approve award of Contract No. 25.MWB127-SK, Prime Design Services for Wildwood Park Upgrades, located at 1800 Wildwood Drive - Department of Public Works - Award recommended to: STANTEC CONSULTING SERVICES, INC. (Not-to-Exceed \$349,990 - Parks and Leisure Activities Capital Projects Fund) - 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;

16. For possible action to approve award of Contract No. 25.MWA860.D2-SK, Prime Design Services for Paradise Road and St. Louis Avenue - Sahara Avenue to Las Vegas Boulevard - Final Design - Department of Public Works - Award recommended to: VTN NEVADA (\$542,881 - Road and Flood Capital Projects Fund) - 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;

17. For possible action to approve award of Contract No. 25.MWA267-DG, Dewatering Building Equipment Rehabilitation located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: JACOBS ENGINEERING GROUP, INC. (Not-to-Exceed \$2,850,000 - Sanitation Enterprise Fund) - Clark County

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 award of Contract No. 250217-TF, Blanket Services for Construction Manager as Agent and Staff Augmentation Services - Department of Public Works - Award recommended to: DIVERSIFIED CONSULTING SERVICES (Not-to-Exceed \$500,000 - Various Funds) - 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;
19. For possible action to approve award of Contract No. 250196-JG, Blanket Contract for Independent Cost Estimating Services - Department of Public Works - Award recommended to: O'CONNOR CONSTRUCTION MANAGEMENT INC. (Not-to-Exceed \$200,000 - Various Funds) - 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;
20. For possible action to approve award of Contract No. 25.MWB155-JG, Prime Design Services Transitional Housing at 2033 Fremont Street - Department of Public Works - Award recommended to: SIMPSON COULTER STUDIO (\$698,830 - General Capital Projects Fund) - 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;
21. For possible action to approve award of Bid No. 25.MWA951-TF, Ansan Sister City Park Upgrades, located at 7801 Ducharme Avenue, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: JNJ ENGINEERING CONSTRUCTION, INC. (\$2,629,969 - Parks and Leisure Activities Capital Projects Fund) - 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. For possible action to approve Purchase Order 503236 for four (4) Demers MCP170 Type I Ambulances - Department of Fire and Rescue - Award recommended to: REDSKY FIRE APPARATUS, LLC (\$1,859,736 - Fire Service Public Education Special Revenue 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;
23. For possible action to approve award of Contract No. 250068-BM-A, Annual Audit Services & Financial Reports - Department of Finance - Award recommended to: RUBINBROWN LLP (Not-to-Exceed \$300,000 Annually/Total Contract Amount Not-to-Exceed \$1,500,000 - 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;

RESOLUTIONS - CONSENT

24. R-23-2025 - For possible action to approve a Resolution concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); overruling complaints, protests, and objections made to the assessments at the hearing of said assessment roll; and confirming the assessment roll - 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;

25. R-24-2025 - For possible action to approve a Resolution concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); overruling complaints, protests, and objections made to the assessments at the hearing of said assessment roll; and confirming the assessment roll - 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;

26. R-25-2025 - 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 Sticky VIII, LLC, (Owner) and The Dustland Bar LLC, (Tenant) located at 1433 South Commerce Street (APN 162-03-210-005), to be in compliance with and in furtherance of the goals and objectives of the RDA - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 8 (RA-9-2025)]

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;

27. R-26-2025 - For possible action to approve a Resolution concerning the authority of the City Manager of the City of Las Vegas (City) to approve and issue grant funding for the Security Grant Incentive Program for twenty individual grants of up to five thousand dollars (\$5,000) which will provide an economic boost to small businesses that have been impacted by roadway improvement projects and property theft - Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Knudsen, Diaz, and Summers-Armstrong) [NOTE: This item is related to RDA Items 6 and 7 (RA-8-2025)]

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;

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

28. Discussion for possible action regarding the approval of the employment contract with Bryan Smith and ratification as City Auditor (\$172,500 + Benefits - General Fund)

Minutes:

VINCA ZAMORA, Director of Human Resources, was pleased to move forward with this item and explained that BRYAN SMITH has been Acting City Auditor since January 2024, though he began working for the City in 1999 as an Internal Auditor. MR. SMITH has a Bachelor's of Science and a Master's Degree in Accounting and is a licensed certified public accountant in the states of Nevada and Washington.

COUNCILWOMAN DIAZ thanked MR. SMITH for his work while serving as interim auditor.

MR. SMITH said he was humbled to accept this appointment and expressed gratitude for his career at the City, adding he has had many opportunities over the years. He thanked various staff members and acknowledged his wife in the audience, who has supported him throughout his career.

Motion made by Olivia Diaz 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

29. R-27-2025 - Discussion for possible action regarding a Resolution adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area, generally bounded by Moccasin Road, Durango Drive, Ackerman Avenue, Grand Teton Drive, Puli Road, and Witch Mountain Street - Ward 6 (Brune) [NOTE: This item is related to Item 43 (24-0615-DIR1)]

Minutes:

This item was trailed and heard with Item 43.

See Item 43 for related discussion.

Motion made by Nancy Brune to Approve

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

BOARDS AND COMMISSIONS - DISCUSSION

30. Discussion for possible action regarding the appointment of nominee Todd VonBastiaans to the Ward 1 seat on the Arts Commission

Motion made by Brian Knudsen 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;

31. Discussion for possible action regarding the reappointment of Chad Kaercher to the Audit Oversight Committee

Motion made by Shelley Berkley 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;

32. Discussion for possible action regarding the reappointment of Tony Cornell to the Board of Appeals

Motion made by Shelley Berkley 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;

33. Discussion for possible action regarding the appointment of nominee Bonnie Wohl as one of the Mayor's designees to the Parks and Recreation Advisory Commission

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;

34. Discussion for possible action regarding the reappointment of Rudy Zamora to a Ward 3 seat on the Parks and Recreation Advisory Commission

Motion made by Olivia Diaz 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;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

35. Bill No. 2025-2 - For possible action - Amends the Title 19 Land Use Tables regarding various uses to correct drafting errors regarding those uses that were made in Ordinance No. 6876, adopted last year. Proposed by: Seth T. Floyd, Director of Community Development

Minutes:

This item was heard subsequent to Item 48.

Second reading and bill adopted as introduced as Ordinance No. 6900.

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;

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.

36. Bill No. 2025-3 - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); providing for the payment of the costs and expenses of maintaining street beautification improvements; assessing the cost of maintenance against the assessable lots, tracts, and parcels of land benefitted by said maintenance. Proposed by: Joey Paskey, Director of Public Works

Minutes:

First Reading – Referred – COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENKE

5/5/2025 Recommending Committee

5/7/2025 Council Agenda

37. Bill No. 2025-4 - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); providing for the payment of the costs and expenses of a Neighborhood Improvement Project, assessing the cost of the project against the

assessable lots, tracts, and parcels of land benefitted by said improvements. Proposed by: Joey Paskey, Director of Public Works

Minutes:

First Reading – Referred – COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENSKE

5/5/2025 Recommending Committee

5/7/2025 Council Agenda

38. Bill No. 2025-5 - Amends LVMC Chapter 6.08 to make various changes regarding ambulance franchises, including provisions to update maximum service rates; change the method and calculation of annual increases in service rates and franchisee penalty items; update provisions regarding the revocation and adjustment of franchises for noncompliance; and provide for the extension of ambulance vehicle service life under certain circumstances. Proposed by: Fernando Gray, Chief of Fire and Rescue

Minutes:

First Reading – Referred – COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENSKE

5/5/2025 Recommending Committee

5/7/2025 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 - DISCUSSION

39. 24-0672-SUP1 - COUNCIL REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIDRAZZ INVESTMENTS, LLC - OWNER: 7TH STREET PROPERTIES, LLC - For possible action on a Council Review of the Approval of 24-0672-SUP1 by the Planning Commission on the following Land Use Entitlement project request FOR A PROPOSED 12,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 7,650 SQUARE-FOOT OUTDOOR PATIO at 115 North 7th Street (APN 139-34-601-005), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

STEVEN MACK appeared on behalf of the applicant and advised that the applicant operates a successful nightclub, Bauhaus, in Houston, Texas, and hoped to bring the concept to Las Vegas. He believed they had addressed all concerns from surrounding neighbors and stated that they agreed to all conditions.

SETH FLOYD, Community Development Director, reported the subject site was previously approved for and operated as a nightclub with full alcohol between 2009 and 2024. The request was to re-establish the full alcohol use component to the subject site. Staff found that the proposed Alcohol, On-Premise Full use request could be conducted in a manner that was harmonious and compatible with existing and future surrounding land uses and recommended approval of the request. The Planning Commission placed additional conditions of approval upon the Special Use Permit limiting the hours of operation of the nightclub and outdoor patio use, as well as imposed a six-month and one-year required review from the date of business license issuance.

DERA GOLDSMITH, counsel for the Tony Hsieh Estate and DTP Entities, explained that she had worked collaboratively with the applicant and COUNCILWOMAN DIAZ to address concerns regarding sound and nearby residential units. She expressed concern about e-mail correspondence she sent, which was not attached to the record. CITY ATTORNEY JEFF DOROCK stated that he would reach out to ensure it was attached moving forward. MS. GOLDSMITH wondered if the item would be reviewed by the Planning Commission or the City Council for the required reviews. COUNCILWOMAN DIAZ opined that parts of the city were outgrowing its initial establishments, and emphasized the importance of considering this as the city evolves. MR. FLOYD advised that Page 5 of the Staff Report (Conditions and Staff Report) identified the adjacent properties, and he believed that the Staff Report adequately analyzed the project against the code.

MS. GOLDSMITH reiterated the importance of her e-mails being attached to the record for future use during the required reviews.

JOE WOODY appeared on behalf of the El Cortez and stated that they had accomplished a lot while collaborating with the applicant and COUNCILWOMAN DIAZ. He emphasized the importance of taking corrective actions when issues arise and expressed his intention to monitor the club's operations.

MR. MACK advised that they hoped to maintain good relations and open communication with the neighbors, adding that he planned to invite them to the club once it was finished to ensure they approved of the set up and sound impact.

COUNCILWOMAN DIAZ stressed the importance of open communication and keeping neighboring businesses informed about special events at the club to prevent sound from bleeding into the alley or other downtown areas. MR. MACK confirmed that the speakers would be pointed inward and that businesses could contact the on-site manager or himself if any issues arose. The Councilwoman verified with MR. MACK that the club would operate under RAFIQ MERCHANT as manager, with consultant HASSAM SIDDIQUI, owner of Bauhaus Houston. MR. SIDDIQUI stated that his business had been open for six years without any problems and worked with the community to ensure the sound remained at an acceptable level. MR. MERCHANT expressed his hope to continue working well with the neighbors. MR. MACK added that renovations included extra soundproofing applied to the concrete walls of the business. COUNCILWOMAN DIAZ emphasized the importance of putting all agreed-upon conditions on the record and requested for them to be read into the record.

MR. FLOYD advised that the conditions added at the Planning Commission meeting included:

- A. The nightclub shall close at 8:00 a.m. with the exception of Clark County School District scheduled school days, when the nightclub shall close at 4:00 a.m.
- B. On weekday, non-holidays the outdoor patio shall close at 11:00 p.m.
- C. On weekends and holidays the outdoor patio shall close at 1:00 a.m.
- D. A Required Review shall be performed six months from date of issuance of a business license and at one year from date of issuance of a business license. The applicant shall be responsible for the submittal of the Required Review application and associated fees.

MR. FLOYD added that the reviews listed in the conditions would be City Council reviews. COUNCILWOMAN DIAZ confirmed that MR. MACK agreed to all conditions and thanked him for his work on this project.

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;

40. 24-0190 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WILLIAM BROWN - OWNER: H&H INVESTMENT REALTY, LLC - For possible action on the following Land Use Entitlement project requests on 1.18 acres on the southwest corner of Owens Avenue and Gateway Road (APN 140-30-502-002), Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

Minutes:
See Items 40a-40e for related backup.

- 40a. 24-0190-GPA1 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

Minutes:
See Items 40-40e for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

- 40b. 24-0190-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

Minutes:

See Items 40-40e for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

- 40c. 24-0190-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED AND A 25-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS REQUIRED

Minutes:

See Items 40-40e for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

- 40d. 24-0190-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 32 PARKING SPACES WHERE 44 SPACES ARE REQUIRED

Minutes:

See Items 40-40e for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

- 40e. 24-0190-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 40-40e for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

41. 24-0508 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres generally located west of Harvey Munford Street, approximately 725 feet south of Washington Avenue (APN 139-28-303-005), Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

Minutes:

See Items 41a and 41b for related backup.

- 41a. 24-0508-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED

Minutes:

See Items 41-41b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

- 41b. 24-0508-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)

Minutes:

See Items 41-41b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

42. 24-0510-ZON1 - ABEYANCE ITEM - REZONING - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.68 acres generally located at the southwest corner of Washington Avenue and Harvey Munford Street (APNs 139-28-303-001, -002, and -003), Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. This item was remanded back to the Planning Commission AS A RESULT OF NOTIFICATION ERROR. Staff recommends DENIAL.

Motion made by Brian Knudsen to Hold in Abeyance Items 40a-40e, 41a and 41b, and 42 to 6/18/2025

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;

43. 24-0615-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area - Ward 6 (Brune). The Planning Commission (6-0 vote) and Staff recommend APPROVAL. [NOTE: This item is related to Item 29 (R-27-2025)]

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

Items 29 and 43 were heard together.

SETH FLOYD, Community Development Director, introduced the item and explained that this Special Area Plan aligned with the 2050 Master Plan (City of Las Vegas 2050 Master Plan). He stated that the City has run out of new developable land and has begun exploring how to maximize ways to provide housing and other amenities to the area. He noted that Kyle Canyon is the fourth area plan they have created, located in the far northwest of the city.

MARCO VELOTTA, Planning Project Manager, narrated from a PowerPoint presentation, a copy of which was submitted for the record, displaying maps of the Kyle Canyon Special Area Plan, area needs, and community outreach results. Due to the significant changes in the area, they were able to anticipate specific needs,

including new fire and police facilities, schools, and parks. The outreach involved stakeholders and community members, with results showing the demand for accessibility to trails leading to Mount Charleston and Red Rock Conservation Area. MR. VELOTTA stated that from the survey results, they identified five big ideas: embracing the land and natural surroundings, designing neighborhoods for quality of place, prioritizing outdoor recreation, ensuring safe and complete streets, and providing resilient infrastructure and services. The Planning Commission will be able to make recommendations based on how the project aligns with the Special Area Plan and its vision. Regarding recreation, they have many opportunities to link trails with parks and other local resources. He explained they plan to meet with NDOT (Nevada Department of Transportation) to make Kyle Canyon Road a safe thoroughfare for bicycles, pedestrians, and vehicles. MR. VELOTTA noted that the total investment for the plan would exceed \$650 million due to the added infrastructure costs for water, sewer, flood control, and road improvements. He concluded by expressing his hope to continue working with the Councilmembers to ensure the plan meets the long-term goals of the 2050 Master Plan.

TASHIKA LAWSON, a former resident of Centennial Hills, expressed excitement for the plan and emphasized the need for the addition of affordable housing in the area.

COUNCILWOMAN BRUNE acknowledged the work MR. VELOTTA and staff had done on the project and recognized the amount of time and effort involved in the process. She believed the plan was a solid framework to achieve their vision and noted they would be able to leverage the area's beautiful landscapes.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Nancy Brune to Approve

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

44. 24-0638-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARTIN MENDEZ NOLASCO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND A PROPOSED PATIO COVER [PORCH] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, PLACEMENT, SIZE AND LOT COVERAGE on 0.14 acres at 4921 Elmhurst Lane (APN 138-25-612-030), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

REBECCA SIMON, Plata Design, appeared on behalf of the applicant and provided background for the project. She explained that they were now only requesting a zero-foot setback for the carport cover. She noted that the concern regarding the carport being fire-rated was on the proposed floor plan and they would be working with Building and Safety to ensure compliance.

PETER LOWENSTEIN, Deputy Community Development Director, stated that the applicant had made significant revisions to the request subsequent to the February 11th Planning Commission meeting, resulting in the elimination of the front yard setback deviation for the proposed porch, as well as the proposed deviation of aggregate accessory structure floor area. The current request only includes a zero-foot setback from the side yard for an existing unpermitted carport. No evidence of a unique or extraordinary circumstance had been presented, as the applicant had created a self-imposed hardship by constructing improvements that encroach into the required side yard setback. In view of the absence of any hardships imposed by the site's physical characteristics, it was concluded that the applicant's hardship was preferential in nature, and therefore, outside the realm of NRS (Nevada Revised Statutes) Chapter 278 for granting of Variances. Therefore, staff recommended denial of the request.

COUNCILWOMAN SUMMERS-ARMSTRONG said that she visited the site several times and was glad to see people in the community showing interest in making home improvements. She asked for the updated conditions to be read into the record, and MAYOR BERKLEY confirmed that MS. SIMON agreed to all conditions.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s) and amending Condition 3 as read for the record:

3. All necessary building permits shall be obtained within 180 days from final approval; and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

45. 24-0647-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OIKOS DEVELOPMENT CORPORATION - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 22-UNIT MULTI-FAMILY RESIDENTIAL BUILDING on 0.33 acres at the northwest corner of Van Buren Avenue and F Street (APNs 139-27-110-037 and 139-27-110-038), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

ATTORNEY BOB GRONAUER and CHICO CLARK appeared on behalf of the applicant and explained the property site was a 0.33-acre vacant lot located at Van Buren Avenue and F Street. MR. GRONAUER advised that the zoning for the neighborhood was T4-N (T4 Neighborhood), which allowed multi-family developments in the area. He displayed a proposed site plan on the overhead to show renderings of the four-story complex with 22 units of affordable housing. The first floor of the building would be designated as amenities for the renters, with the remaining three floors containing five one-bedroom, 12 two-bedroom, and five three-bedroom apartment units. MR. GRONAUER stated that since the Planning Commission meeting, they have worked closely with COUNCILWOMAN SUMMERS-ARMSTRONG and the neighbors to find solutions for the concerns raised. They have since moved the entire building three feet to the east in order to allow 24-inch box oleander trees to be planted along the west perimeter of the property, relocated the trash enclosure as far away from neighboring properties as possible, and added privacy screen windows to the units along the west side of the building to help mitigate privacy concerns for the adjacent neighbors. The wall along the west side would also be six feet high, with the approval of the adjacent property owner. He opined that the site was a beautiful building with a \$10.5 million investment into the community to help jumpstart and create synergy for the area. He believed that this development would help address the housing problem within the city and would help assist families in staying close together as they grow. He stated that staff recommended approval due to the project aligning with the various plans in place for the area, including the 2045 Downtown Las Vegas Master Plan and the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan. MR. GRONAUER thanked staff and COUNCILWOMAN SUMMERS-ARMSTRONG for the work done on the project, noting that any substantial changes that occur in the future would go through the public hearing process.

PETER LOWENSTEIN, Deputy Community Development Director, stated that the proposed development supported goals and policies identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan. Staff found that the proposed development could be harmonious and compatible with the surrounding area and, therefore, recommended approval, subject to conditions. He added that since the March Planning Commission meeting, the applicant has further revised the proposed development to provide additional landscape buffering for visual mitigation to the property to the west, as well as amended the building's western elevation to include window louvers.

CORDELIA FREEMAN-WALLACE explained that she was the property owner of the adjacent property and has met with COUNCILWOMAN SUMMERS-ARMSTRONG, though she was unable to attend the previous Planning Commission meeting. She expressed opposition to the project due to concerns regarding her garden, privacy, increased vehicle and foot traffic noise, homelessness in the area, and the complex not being gated. She submitted photos for the record to exhibit that she grows fruit trees and vegetables in her backyard as an additional food source, which she would no longer be able to do with a large building blocking her natural sunlight. She worried about her privacy and sense of security being taken away by renters being able to look down into her yard. She felt there was an over-saturation of fixed income housing in the area, which could have adverse effects on the neighborhood. MS. FREEMAN-WALLACE worried the complex would decrease her home value and suggested building single-story residential homes on the lot instead. In addition to her

concerns, she expressed the importance of safe keeping the legacy and generational wealth created in the neighborhood, rather than focusing on investors.

DEDRA EDMOND DREW, Jackson Street Alliance, expressed support for the project stating that she believed the developer did their due diligence in engaging the community. She opined that the area was in need of revitalization and this infill project was an excellent use of the lot, adding she hopes that it spurs more growth in the area.

BEATRICE TURNER spoke in opposition to the project due to the location, onsite management, and her concerns regarding children walking safely to the park. She felt former Councilman CEDRIC CREAR should have met with the community in the beginning of the planning, and that if passed, it would make the neighborhood a slum.

KATHLEEN NIBBLETT explained that she lives on Van Buren Avenue and no development has been completed in the 26 years she has resided there. She does not feel this project is harmonious with the neighborhood due to its size. She proposed single-family houses on the property site instead. She wanted the Councilmembers to take frustrations voiced by neighbors into consideration.

TASHIKA LAWSON expressed empathy for the residents that opposed this project, but she believed it was the best solution for the property site. She felt it aligned with the zoning guidelines and would be a place for young professionals and families to live. Though she supported the project, she did not agree with the form-based code in place and thought the City lacked communication with residents when adopting the code for this area, opining it should not have been designated as high-density. She requested a redesignation for parcels in the area in the future to better align with the community. MS. LAWSON believed the area had a lot of opportunity.

AMBROSE WILSON asked to engage with MR. CLARK in order to help develop children's academics within this community and said he supported this project.

COUNCILWOMAN SUMMERS-ARMSTRONG acknowledged that this project was controversial in nature. She stated that the property site has been vacant for 30 years and they have to begin somewhere. She opined that the project was respectful to the neighborhood and could be catalytic in growing the community. The project had issues in the beginning, but the Councilwoman expressed her concerns to MR. CLARK and added the privacy screens for the adjacent neighbor. The project has been worked on for three years, with a large amount of money invested into it. She agreed with MS. LAWSON regarding form-based code and the reform that needs to occur with respect to it.

COUNCILWOMAN SUMMERS-ARMSTRONG recalled growing up near an apartment complex and the positive experience she had. She believed that one of the major issues with these projects was not the developers, but the property managers after the project was finished. She said that she would be carefully watching the project to ensure that her requests were met and upheld as time moved on. She referenced the presentation regarding The Guinn Center from Item 48, and the effect that low median income has on Ward 5. She felt they had a responsibility to ensure that residents have a decent place to live, noting the nearby park was recently re-done by the City. The Councilwoman supported this project with the understanding that the developer, and future developers, had a high standard to meet.

COUNCILWOMAN BRUNE inquired about the affordable housing aspect and the duration of the plan. MR. CLARK explained that it was on a 50-year plan with rent being 30-50 percent of the area income. The Councilwoman thanked them for their leadership and bringing this greatly needed project to the city.

MR. LOWENSTEIN read the added conditions in to the record. COUNCILWOMAN SUMMERS-ARMSTRONG confirmed that a DPMR (Declaration of Private Maintenance Requirements) was listed in the conditions and that MR. CLARK agreed to all conditions.

See Item 7 for related discussion.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s), amending Condition 10, and adding the following conditions as read for the record:

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

- One, 24-inch box size Nerium oleander [Oleander] shrub shall be planted within the landscape buffer adjacent to the west property line every ten feet on center

A. Any substantial changes made to the development, including but not limited to building placement, building height, unit count, and/or building façade, shall require a major amendment to be heard at a public hearing.

B. A waiver to allow a six-foot solid wall within the front yard along the western property line where the maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet is hereby approved. If agreed upon with the adjacent property owner, the existing western perimeter wall shall be raised to six feet in height if structurally sound and permissible; if not applicable, and if agreed upon with the adjacent property owner the existing wall shall be removed and a new six-foot block wall shall be constructed within the front yard.

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

46. 24-0674-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMEL, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,849 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 450 Fremont Street, Suite #135 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

LISA MAYO-DERISO appeared on behalf of the applicant and explained that the applicant purchased the Hush Puppy on Charleston Boulevard in 2023 and has now decided to open another location on Fremont Street. She requested the approval of the Special Use Permit.

SETH FLOYD, Community Development Director, stated that the proposed alcohol land use could be conducted in a manner that was harmonious and compatible with the existing surrounding land uses. Therefore, staff recommended approval of the requested Special Use Permit, subject to conditions.

MAGDY AMER, Owner of the Hush Puppy, expressed excitement about the opportunity to open a location on Fremont Street and thanked the Councilmembers for their support.

See Item 7 for related discussion.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s)

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

47. 25-0090-EOT1 - FIRST EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT: 777 GAMING AND SPIRITS - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 2333 North Jones Boulevard, Suite #108 (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

BRANDON HAMIKA stated that he purchased the tavern in March 2024 and he requested an extension of time to complete renovations.

SETH FLOYD, Community Development Director, explained that staff found the applicant had demonstrated hardship in that additional time was necessary to obtain the necessary permits and licenses to reopen under a new operator. The previous uses on the site could be conducted in a manner that was compatible with the adjacent uses. Staff, therefore, recommended approval of the Extension of Time with a one-year time limit in accordance with Title 19.14.

See Item 7 for related discussion.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Shondra Summers-Armstrong to Approve subject to condition(s)

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

For-Nancy Brune, Victoria Seaman, Olivia Diaz, Shelley Berkley, Francis Allen-Palenske, Shondra Summers-Armstrong; Did Not Vote-Brian Knudsen;

REPORTS AND PRESENTATIONS

48. Presentation by Jill Tolles, Executive Director, The Guinn Center, and Nicholas Irwin, Research Director, University of Nevada, Las Vegas Lied Center for Real Estate, regarding key data from the most recent Housing Affordability in Nevada: An Economic Analysis and Policy Considerations report, underscoring critical findings and policy options to increase Nevada's housing supply - All Wards

Minutes:

This item was heard subsequent to Item 34.

ARCELIA BARAJAS, Neighborhood Services Director, introduced JILL TOLLES, Executive Director, The Guinn Center, noting NICK IRWIN, Research Director, University of Nevada, Las Vegas Lied Center for Real Estate, would join shortly, and explained that they would be presenting on their most recent affordable housing study conducted at The Guinn Center.

MS. TOLLES narrated from a PowerPoint presentation, a copy of which was submitted for the record, and expressed excitement to be presenting in front of Founding Executive Director, COUNCILWOMAN BRUNE. She stated that The Guinn Center is a data-driven, independent, non-partisan policy research center in Nevada that gathers fact-based information to help make more informed decisions. She displayed the team that conducted the research for this study and the research project overview, showing that the study was commissioned by the state of Nevada using ARPA (American Rescue Plan Act) funds. The study was conducted over the 2023-2024 Legislative Interim, included 53 key informant interviews, distributed a survey, engaged in a policy landscape analysis, and offered 17 evidence-based policy options and strategies for state and local municipalities to consider. The Guinn Center does not take a side but rather presents relevant facts to help constituents make informed decisions, with all research provided free to the public.

MS. TOLLES displayed key findings from the study including: nearly half of Nevada's renters were excessively cost-burdened; extremely low-income households have fewer affordable units available to them than any other state; income growth has lagged behind housing costs; Nevada has lost a considerable amount of construction labor and is not well positioned to recover it; cities in Clark County (County) were lagging in the construction of multi-family housing; and zoning requirements could be changed to encourage alternative developments. The percentage change in median monthly household income has not kept up with the median gross rent in Nevada, and the median household income in Nevada and statewide house price index have not kept up with the demand. MS. TOLLES explained that when looking at the top five occupations within the state versus the annual income needed to afford a one- or two-bedroom apartment, only one category, management, could afford an apartment. From 2010 to 2023, the rental vacancy rate has gone down while the median gross rent cost increased significantly. The research team looked at the housing stock by type and discovered a missing

middle with duplexes and triplexes needing greater development. She displayed a map comparing single-family zoning versus multi-family zoning in Las Vegas to highlight the impact zoning has. She stated that other considerations included supply and demand, land and infrastructure, permitting, construction workforce, population growth, construction costs, and missing middle housing. MS. TOLLES highlighted policy options and considerations on Slide 17 of the presentation.

MR. IRWIN believed that addressing affordable housing was a significant issue across the entire state, and the failure to address it could impact long-term economic growth because people cannot afford housing to stay locally and work in our economies.

COUNCILMAN KNUDSEN expressed gratitude for the presentation and stated affordable housing was a challenge he faces in Ward 1. He said that people built homes in Las Vegas and were no longer able to afford them, but they had nowhere to go. He wondered if the study looked at the aging population and what form of housing market they would need. MS. TOLLES explained that the study targeted housing affordability and housing stability was outside the scope of the study, though she understood the issue of homeowners on a fixed income being priced out. MR. IRWIN opined it was a difficult issue to address and believed incentives for developing senior communities could be a solution. He added that too many people have moved here, and developers cannot keep up with the supply of housing needed.

COUNCILWOMAN DIAZ agreed with the study and the finding that more affordable housing was needed. She believed that we lose access to affordable options and over-concentrate affordable housing opportunities in the same areas because constituents dissuade the projects from being near them. She questioned whether the study found anything about over-concentrating affordable housing into one area versus sprinkling units throughout the city. MR. IRWIN said that people want to live in areas that they can afford that are also near their families. He opined that the problem deals with zoning, land issues, and infrastructure, due to transportation needs in low-income areas not being developed equally across the city.

COUNCILWOMAN BRUNE thanked them for the report and inquired if they found developers shying away from building due to litigation concerns and construction defect laws, and what role that has played in disincentivizing development. MS. TOLLES stated that the research did not examine that intersection, though she added it was a valuable question to explore to see when laws changed and what impact followed. The Councilwoman wondered if the City of Reno offered incentives for developing multi-family units. MR. IRWIN opined that zoning and incentives played a role, noting that Washoe County has less federal land as well. MS. TOLLES stated that Reno saw a 15 percent increase in missing middle development, opining it was due to zoning and community engagement through focus groups. COUNCILWOMAN BRUNE questioned the effect this report has had to the ongoing legislative session, and MS. TOLLES explained they were tracking six bills tied to the research, including the Governor's Bill, which included their recommendations. She noted their focus has been on the zoning process and encouraging more of the missing middle. MR. IRWIN felt that if constituents stopped expressing disapproval of affordable housing projects in their areas, the developments could be more evenly distributed. He added it was a tough balancing act for Councilmembers to listen to their constituents while also approving developments.

COUNCILWOMAN SUMMERS-ARMSTRONG explained that she advocates for affordable housing and believes we needed an income source to help with funding. She stated that we need to address the issue of people buying the majority of available housing by the thousands and then dictating standards for everyone. She noted that the eviction process in Nevada is different than any other state and people are evicted without knowing the process, but she did not believe the government could be expected to find the total solution. She did not feel we could expect working-class people to fight rising costs and slow income growth. The Councilwoman thanked them for their report and expressed gratitude for their advocacy within the community.

COUNCILWOMAN BRUNE asked if they looked at the role corporate ownership played in what they were seeing compared to other states. MR. IRWIN stated that it was tricky linking owners to a supergroup because they could be under different LLC names, which was not tracked due to the Assessor's (Clark County Assessor) records not connecting to the Secretary of State's Office. They have found investors buying whole tracts of some neighborhoods within the County. He added that he looked forward to researching this more after the short-term rental laws are enforced, in order to help write more policies. MS. TOLLES concluded by saying that the grant for this research was completed, though she offered to help with anything the Council may need regarding the study in the future.

MAYOR BERKLEY expressed gratitude for the presentation and opined that part of their job was ensuring that those who come behind them have the same opportunities for homeownership as they did.

See Items 45 and 51 for related discussion.

49. Report from Audrea Hooper, Executive Director, and Patrick Reilly, Board Chairman, Downtown Vegas Alliance, regarding the organization's activities and achievements throughout 2024 and their goals for 2025 - All Wards

Minutes:

DINA BABSKY, Economic and Urban Development Director, introduced AUDREA HOOPER, PAT REILLY, LISA ROBINSON, and JOE WOODY from the Downtown Vegas Alliance (DVA). She explained that the City has partnered with the organization for the past 10 years and is currently in the second year of a three-year memorandum of understanding, through which the City provides them \$25,000 to support their ongoing work. As part of their deliverables in the memorandum of understanding, they were required to submit their annual report on achievements and goals for the upcoming year.

MR. REILLY, Chairman, utilized a PowerPoint presentation, a copy of which was submitted for the record, to explain that their purpose was to see downtown Las Vegas grow, thrive, and have a bright future. He highlighted the history of the Downtown Vegas Alliance, which began in 2009 as a non-profit organization created by downtown business leaders to bring together stakeholders passionate about the community. The organization has contributed to the revitalization of the downtown area. MR. REILLY displayed the Downtown Vegas Alliance Board of Directors and Members at large. The Downtown Vegas Alliance held two Successes and Insights events, in October and January, which were well attended; hosted the 2024 DVA Achievements Small Business Incubation Program; and held monthly Membership Mixers. They also celebrated the DVA's anniversary event, where they presented the 2nd annual Rich Worthington Legacy Award. The DVA provides News of Note weekly with updates on downtown Las Vegas and remains active on all social media platforms. MR. REILLY stated that in 2025, they plan to host more Successes and Insights events and continue with their monthly mixers, members discussions, and News of Note. He recalled walking downtown and realizing how much the area has come alive due to the revitalization efforts. He concluded by saying that the City has created an environment that encourages risk-taking, which has attracted businesses downtown, and he hopes that growth continues.

COUNCILWOMAN DIAZ thanked the DVA for being an important partner to the City, helping keep them engaged and informed. She expressed hope that they could continue working toward the future and emerge from challenges bolder and stronger.

See Item 51 for related discussion.

SET DATE

50. 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 City Clerk, DR. LUANN D. HOLMES, to set the date for all applicable items.

CITIZENS PARTICIPATION

51. 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:

LISA MAYO-DERISO spoke regarding SB (Senate Bill) 150 and its relation to tiny homes. She opined that every municipality has zoning for tiny homes, and they were perfectly sized, affordable homes. She believed that tiny homes were the solution for infill properties and a way to break the generational cycle of renting. She felt that tiny homes were missing from the Guinn study from Item 48. MS. MAYO-DERISO stated that a tiny home trade show would take place downtown from September 5-7, and she hoped to see everyone there.

DEDRA EDMOND DREW expressed excitement for the Westside Flats, adding that she believed COUNCILWOMAN SUMMERS-ARMSTRONG would hold the developers accountable. Regarding Item 49, she hoped that the Historic Westside would be included in the initiatives offered by the Downtown Vegas Alliance, as it is located in the downtown area.

JOEL and JANA EPSTEIN believed that MR. EPSTEIN could make water from air and requested to speak to Councilmembers to provide more details. MR. EPSTEIN stated that the water was processed in a very complex way to ensure it was pure and free of any other elements. He advised that he has spoken with the SNWA (Southern Nevada Water Authority), but the invention did not qualify for support due to a lack of incoming revenue. They felt the invention was overlooked and simply needed backing for people to understand its potential.

ERECH MELCHIZEDEK CHRIST NIMROD believed that two recent deaths at the Courtyard were due to the living conditions there and opined that the facility needed to be cleaned. He felt that the 232 expelled students mentioned in the CCSD (Clark County School District) report at the last Council meeting had spiritual issues, low self-esteem, and behavior problems.

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.

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

Minutes:
None.

COUNCIL MEMBER RECOGNITION

53. 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 SEAMAN, BRUNE, ALLEN-PALENSKE, DIAZ, and SUMMERS-ARMSTRONG announced various events for April and May. Some of the Councilmembers submitted flyers or photos, which are attached as backup, regarding their events and points of interest. MAYOR BERKLEY announced there will be a Special City Council meeting on April 21st.

The meeting was adjourned at 12:52 p.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk


Dr. 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