



## Recommending Committee Minutes

1. Call to Order

Minutes:

COUNCILMAN KNUDSEN called the meeting to order at 10:00 a.m.

PRESENT: COUNCILMEMBERS KNUDSEN, SEAMAN and ALLEN-PALENSKE

ALSO PRESENT: DEPUTY CITY MANAGER TIM HACKER; CITY ATTORNEY JEFF DOROCÁK; ASSISTANT DEPUTY CITY CLERK CHEYENNE LARANCE; and DEPUTY CITY CLERK SAMANTHA DINICOLA

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: Civic Center Building A, 525 South Main Street, 1st Floor; 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. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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:

None.

4. For possible action to approve the Final Minutes by reference of the August 4, 2025 Recommending Committee Meeting

Motion made by Victoria Seaman to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

5. Bill No. 2025-31 - For possible action - Ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 819 (Summerlin Village 30A); ordering a street project, storm sewer project, sanitary sewer project, drainage project, and water project, within the City of Las Vegas, Nevada and providing other matters related thereto. Proposed by: Joey Paskey, Director of Public Works

Minutes:

ZELALEM ALEMU, Engineering Project Manager, explained that this Ordinance would create a Special Improvement District (SID), generally located west of the Clark County 215 Beltway and north of Far Hills Avenue, in Ward 2. The SID encompassed approximately 249 acres and was planned for future development into 1,052 single-family residential units. The SID would provide funding for the construction of public infrastructure, including drainage facilities, water and sewer lines, traffic signals, and roadway improvements, in accordance with NRS (Nevada Revised Statute) 271. He advised that the requesting developer was The Howard Hughes Company, and he concluded by stating that staff recommended approval.

Motion made by Victoria Seaman to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

6. Bill No. 2025-32 - For possible action - Ordinance concerning City of Las Vegas, Nevada Special Improvement District No. 819 (Summerlin Village 30A); assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto. Proposed by: Joey Paskey, Director of Public Works

Minutes:

ZELALEM ALEMU, Engineering Project Manager, stated that this Ordinance was related to the previous Special Improvement District (SID) and would address the levying and assessment of the costs associated with the local improvements against the benefit assessable properties within the district. He added that staff recommended approval.

Motion made by Victoria Seaman to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

7. Bill No. 2025-33 - For possible action - Ordinance authorizing the issuance and sale by the City of its Special Improvement District No. 819 (Summerlin Village 30A) Local Improvement Bonds, Series 2025, approving the form of certain documents with respect to such bonds, ratifying action taken by City officers toward the issuance of such bonds; and providing other matters related thereto. Proposed by: Gayle Lloyd-Leakos, Director of Finance

Minutes:

ZELALEM ALEMU, Engineering Project Manager, advised that this Ordinance was related to the previous Special Improvement District (SID) and authorized the issuance and sale of improvement bonds to cover the costs associated with the construction of facilities. The total principal bond amount was projected at \$16,425,000. He stated that staff recommended approval.

COUNCILWOMAN ALLEN-PALENSKE inquired whether the bonds would impact the City's debt rating, and ARIANNA RODRIGUEZ, Project Accounting Manager, responded affirmatively. The Councilwoman asked about the bond term, and MS. RODRIGUEZ advised that SIDs typically span 10 to 20 years, though she would verify and provide confirmation at a later date.

Motion made by Victoria Seaman to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Victoria Seaman, Brian Knudsen, Francis Allen-Palenske;

8. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Recommending Committee. No subject may be acted upon by the Recommending Committee 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:

None.

9. Adjournment

Minutes:

The meeting was adjourned at 10:05 a.m.

Respectfully submitted:

  
Samantha DiNicola, Deputy 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

Civic Center Building A, 525 South Main Street, 1st Floor

City Hall, 495 South Main Street, 1st Floor