

Summary - An ordinance creating the City of Las Vegas, Nevada, Special Improvement District No. 819 (Summerlin Village 30A), ratifying action taken by City officers toward the creation of such District, and providing other matters related thereto.

BILL NO. 2025-31

ORDINANCE NO. 6924

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 819 (SUMMERLIN VILLAGE 30A); ORDERING A STREET PROJECT, A STORM SEWER PROJECT, A SANITARY SEWER PROJECT, A DRAINAGE PROJECT, AND A WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the “Council”) of the City of Las Vegas, Nevada (the “City”), deems it necessary to create the City of Las Vegas, Nevada, Special Improvement District No. 819 (Summerlin Village 30A) (the “District”) for the purpose of acquiring and improving a street project, a storm sewer project, a sanitary sewer project, a drainage project, and a water project (collectively, the “Project”), and to defray the entire cost and expense of the Project by special assessments, according to benefits levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, pursuant to Chapter 271 of the Nevada Revised Statutes (“NRS”) and all laws amendatory thereof and supplemental thereto (the “Act”), there has previously been presented to the Council a written petition from The Howard Hughes Company, a Nevada limited liability company (the “Developer”), requesting the City to initiate the formation of the District and the acquisition and improvement of the Project and to issue bonds and levy assessments and requesting the City to proceed with certain actions required by the Act; and

WHEREAS, the City and the Developer have entered into a Development and Financing Agreement dated as of August 6, 2025 (the “Financing Agreement”), for the acquisition and improvement of the Project that contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the City has further entered into an Agreement with Toll South LV LLC, a Nevada limited liability company (“Toll South”), dated as of August 6, 2025, which contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the City has further entered into an Agreement with Richmond American Homes of Nevada, Inc., a Colorado corporation (“Richmond”), dated as of August 6, 2025, which contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the Developer, Toll South and Richmond are the owners of 100% of the assessable property comprising the District; and

WHEREAS, the Council and the officers of the City have done or caused to be done all things necessary and preliminary to the creation of the District, including but not limited to the filing by the City Engineer with the City Clerk of an accurate estimate of cost, full and detailed plans and specifications which comply with NRS 271.710(3)(b), an assessment plat and map and an assessment roll, and the Council now desires to authorize the Project by this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This ordinance shall be known as and may be cited by the short title “District No. 819 Creation Ordinance” (this “Ordinance”).

Section 2. There shall be, and hereby is, created in the City an improvement district designated as the “City of Las Vegas, Nevada, Special Improvement District No. 819 (Summerlin Village 30A)” for the purpose of acquiring and improving the Project, as more particularly described below. The Council, pursuant to NRS 271.325(1), has also determined and does hereby declare as follows:

(a) The public convenience and necessity require the creation of the District.

(b) The creation of the District is economically sound and feasible.

(c) The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is to be made.

Section 3. The Project, which is hereby ordered to be acquired and improved, shall be as shown on the full and detailed plans and specifications for the District filed with the City Clerk. The kind and location of the Project (without mentioning minor details) is as follows:

The Project consists of the acquisition and construction of certain improvements within and without the District to include, without limitation, streets, sanitary sewers, storm sewers, drainage improvements, and water mains, in, along, and adjacent to the property described in this Section 3, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

Project 1A: Project 1A: Village 30A Mountain Run Drive (Park Drift Trail to COS) Road Grading, Sewer, Storm Drain, Water and Pavement Improvements

This project consists of road grading, sewer, water, storm drain and pavement improvements to Mountain Run Drive between stations 21+63 and 43+03, including the Mountain Run Drive Turnaround between stations 100+00 and 105+53 (approximately 2,693 feet – Village 30A Mountain Run Drive from Park Drift Trail to COS-6). This work includes the 5'x5' RCB storm Drain in COS-6, and diversion berm/channel on western boundary of Village 30A. This work includes the rough grading for the pedestrian access and utility corridor areas on both sides of the roadway improvements. This project is 100% reimbursable. This project has an estimated total construction cost of \$8,232,577 with an estimated 15% soft cost of \$1,234,887. The total eligible District cost is \$9,467,464.

Project 1B: Village 30A Mountain Run Drive (Park Drift Trail to COS) Street Lights Improvements

This project consists of the installation of street lights on the Mountain Run Drive between stations 21+63 and 43+03, including the Mountain Run Drive Turnaround between stations 100+00 and 105+53 (approximately 2,693 feet – Village 30A Mountain Run Drive from Park Drift Trail to COS-6). This project is 100% reimbursable. This project has an estimated construction cost of \$530,364 and an estimated 15% soft cost of \$79,555. The total eligible District cost is \$609,919.

Project 2A.1: Park Drift Trail (Sandstone Rise Run to Lake Mead Boulevard) Road Grading and Pavement Improvements

This project consists of road grading water and pavement improvements to Park Drift Trail between stations 227+19 and 264+22 (approximately 3,703 feet – Village 25 Park Drift Trail from Sandstone Rise Drive to Lake Mead Boulevard). This work includes the rough grading for the pedestrian access and utility corridor areas on both sides of the roadway

improvements. This project is 75% reimbursable. This project has an estimated total construction cost of \$1,805,793 with an estimated 15% soft cost of \$270,869. The total eligible District cost at 75% is \$1,557,496.

Project 2A.2: Park Drift Trail (Sandstone Rise Run to Lake Mead Boulevard) Sewer, Storm Drain, and Water Improvements

This project consists of gravity utilities installed entirely for V30A sewer, and storm drain improvements to Park Drift Trail between stations 227+19 and 264+22 (approximately 3,703 feet – Village 25 Park Drift Trail from Sandstone Rise Drive to Lake Mead Boulevard). This project is 100% reimbursable. This project has an estimated total construction cost of \$5,713,321 with an estimated 15% soft cost of \$856,998. The total eligible District cost is \$6,570,319.

Project 2B: Park Drift Trail (Sandstone Rise Run to Lake Mead Boulevard) Street Lights Improvements

This project consists of the installation of street lights on the Park Drift Trail between stations 227+19 and 264+22 (approximately 3,703 feet – Village 25 Park Drift Trail from Sandstone Rise Drive to Lake Mead Boulevard). This project is 75% reimbursable. This project has an estimated construction cost of \$1,014,687 and an estimated 15% soft cost of \$152,203. The total eligible District cost is \$875,168.

The boundaries of the District, including the parcels to be assessed, are legally described as follows:

SID DESCRIPTION

PARCEL 1 AS SHOWN IN FILE 128, PAGE 24 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN SECTION 21, 22, AND 28, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINS 250.91 ACRES.

Section 4. The District shall constitute one construction unit with the projects and subprojects described in Section 3. All of the costs of the Project will be defrayed by assessments. The assessments, levied in the principal amount not to exceed \$16,425,000 plus interest thereon, shall be payable in semiannual installments at the office of the City Treasurer on the dates and in the amounts set forth in the assessment ordinance related to the District hereafter adopted by the Council.

Section 5. All actions, proceedings and matters previously taken, had and done by the Council and the officers of the City (not inconsistent with the provisions of this Ordinance), concerning the District and the Project, including but not limited to the performance of all prerequisites to the creation of the District, the entry into the Financing Agreement, the acquisition and improvement of the Project, the determination of the specially benefited property therein, and the levy of assessments for that purpose be, and the same hereby are, ratified, approved and confirmed.

Section 6. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds for the Project.

Section 7. Immediately upon the final adoption of this Ordinance, the Council shall, and hereby directs the City Clerk to, file in the office of the County Recorder of Clark County, Nevada, a certified copy of the list of the tracts to be assessed, as shown on the final assessment plat and map. Notwithstanding the foregoing, neither the failure to record such list nor any defect or omission in such list regarding any tract to be included in the District shall affect the validity of any assessment, the lien for the payment thereof or the priority of that lien.

Section 8. If bonds are issued for the Project, the Engineer is hereby authorized to approve all requests by the Developer for payment by the City for the acquisition of each phase of the Project, as described in the Financing Agreement, subject to and in accordance with the applicable provisions of the Financing Agreement. Upon such approval, the City Treasurer is hereby authorized to make such payments to the Developer, without the necessity of any further authorization or approval by the Council.

Section 9. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, previously repealed.

Section 10. When first proposed, this Ordinance must be read to the Council by title, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution. Notice of the deposit must be published once

in a newspaper published and having general circulation in the City at least ten (10) days before the adoption of the Ordinance, such publication to be in substantially the following form:

(Form of Publication of Notice of Deposit of an Ordinance)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 819 (SUMMERLIN VILLAGE 30A); ORDERING A STREET PROJECT, A STORM SEWER PROJECT, A SANITARY SEWER PROJECT, A DRAINAGE PROJECT, AND A WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 495. S. Main Street, Las Vegas, Nevada, and that such Ordinance was proposed August 6, 2025, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas to be held on September 3, 2025.

/s/ DR. LUANN D. HOLMES, MMC,
City Clerk

(End of Form of Publication of Notice of Deposit of An Ordinance)

Section 11. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having a general circulation in the City, such publication to be in substantially the following form:

(Form of Publication of Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 819 (SUMMERLIN VILLAGE 30A); ORDERING A STREET PROJECT, A STORM SEWER PROJECT, A SANITARY SEWER PROJECT, A DRAINAGE PROJECT, AND A WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that such Ordinance was proposed on August 6, 2025, and was passed at the meeting held on September 3, 2025, by the following vote of the City Council:

Those Voting Aye: _____
Those Voting Nay: _____
Those Absent: _____

This Ordinance shall be in full force and effect from and after September 7, 2025, i.e., the day after the publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

DATED this September 3, 2025.

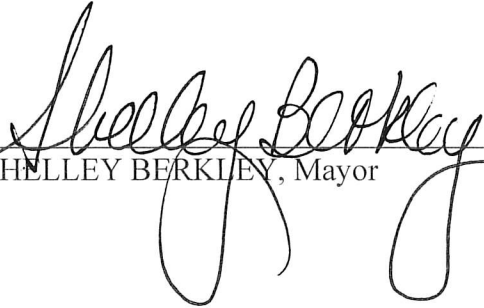
/s/ SHELLEY BERKLEY
Mayor

Attest:

/s/ DR. LUANN D. HOLMES, MMC
City Clerk

(End of Form of Publication of Adoption of Ordinance)

Section 12. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.



SHELLEY BERKLEY, Mayor

(SEAL)

Attest:



DR. LUANN D. HOLMES, MMC,
City Clerk

Approved as to Form:

 7-14-25

CRISLOVE GELEKE, Deputy City Attorney

This Ordinance shall be in full force and effect from and after September 7, 2025, i.e., the date after the publication of such ordinance by its title.

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

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

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the Council on August 6, 2025 and finally adopted and approved on September 3, 2025.

2. The following members of the Council were present at the August 6, 2025, Council meeting:

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

Those Voting Nay:	None
Those Absent:	None

3. The foregoing Ordinance was first proposed and read by title to the City Council on August 6, 2025, and referred to a committee for recommendation; thereafter the said committee reported favorably on said Ordinance on September 3, 2025, which was a regular meeting of said Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The members of the City Council were present at the September 3, 2025 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	
Mayor Pro-Tem:	Brian Knudsen
Council members:	Olivia Diaz
	Francis Allen-Palenske
	Shondra Summers-Armstrong
	Nancy E. Brune
Those Voting Nay:	None
Those Not Voting:	Victoria Seaman (Resigned 08/25/2025)
Those Excused:	Mayor Shelley Berkley

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as the City Clerk, and sealed with the seal of the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

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

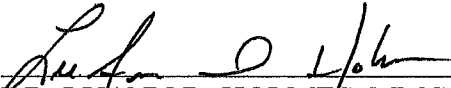
6. Public notice of the August 6, 2025 and September 3, 2025 meetings of the City Council was given and such meetings were held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notices of meeting and excerpt from the agendas for the meeting relating to the Ordinance, as posted at least 3 working days in advance of each meeting on the City's website, the State of Nevada's official website and at the City Council's office are attached as Exhibits A and B, respectively.

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

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

9. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand on this September 3, 2025.



DR. LUANN D. HOLMES, MMC, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of August 6, 2025 Meeting)

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



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

City Council Agenda

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

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

August 6, 2025

9:00 AM

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

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

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

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

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

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Dr. Brijesh Raval, Hindu and Jain Temple of Las Vegas
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of the Latin Chamber of Commerce

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

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

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.
9. For possible action to approve the Final Minutes by reference of the July 2, 2025 Regular City Council Meeting

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 JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #463, 1101 South Fort Apache Road - Ward 2 (Seaman)
11. For possible action to approve a Restricted Gaming License for JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #465, 7155 Grand Montecito Parkway - Ward 4 (Allen-Palenske)
12. For possible action to approve a Restricted Gaming License for JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #464, 9611 Trailwood Drive - Ward 2 (Seaman)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

13. For possible action to approve award of Contract No. 250228-DG, Professional Services Contract for Environmental Division SCADA Integration Services, located at 6005 East Las Vegas Valley Drive - Department of Public Works - Award recommended to: WUNDERLICH-MALEC SYSTEMS, INC. (Annual Amount Not-to-Exceed \$2,040,000/Total Contract Amount Not-to-Exceed \$10,200,000 - Sanitation Enterprise Fund) - Clark County
14. For possible action to approve award of Mutual Use Contract No. 250163-RH, Crossing Guard Services, using Clark County Bid No. 607448-25, Annual Requirements Contract for Crossing Guard Services - Department of Public Works - Award recommended to: ALL CITY MANAGEMENT SERVICES INC (Not-to-Exceed \$2,400,000 Annually/Total Contract Value Not-to-Exceed \$24,000,000 - General Fund) - All Wards
15. For possible action to approve award of Contract No. 250290-JG, Blanket Services for Geotechnical Engineering Services - Department of Public Works - Award recommended to: TERRACON CONSULTANTS INC. (Amount Not-to-Exceed \$200,000 - Various Funds) - All Wards
16. For possible action to approve award of Contract No. 260009-DG, Blanket Services for Structural Engineering Services - Department of Public Works - Award recommended to: GCW, INC (Not-to-Exceed \$200,000 - Various Funds) - All Wards
17. For possible action to approve award of Contract No. 260000-TF, Blanket Services for Geotechnical Engineering Services - Department of Public Works - Award recommended to: NINYO & MOORE GEOTECHNICAL CONSULTANTS (Not-to-Exceed \$200,000 - Various Funds) - All Wards

18. For possible action to approve award of Modification No. 1 to Contract No. 220229-LAB, Care & Maintenance of Protective Ensembles - Department of Fire and Rescue - Award recommended to: L.N. CURTIS & SONS (Increase Amount Not-to-Exceed \$400,000 - General Fund) - All Wards
19. For possible action to approve award of Contract No. 250226-JL, Third Party Claims Administration Services - Department of Human Resources - Award recommended to: CARL WARREN & COMPANY (Not-to-Exceed \$300,000 Annually/Total Contract Amount Not-to-Exceed \$1,500,000 - Liability Insurance and Property Damage Internal Service Fund) - All Wards
20. For possible action to approve award of Contract No. 250241-SK, MORE Team Homeless Outreach-WestCare - Department of Neighborhood Services - Award recommended to: WESTCARE NEVADA, INC. (Not-to-Exceed \$325,441 Annually/Total Contract Amount Not-to-Exceed \$1,627,205 - Housing Program Special Revenue Fund) - All Wards

NEIGHBORHOOD SERVICES - CONSENT

21. For possible action to approve the Amended and Restated Leak Repair Program Funding Agreement between the City of Las Vegas and the Las Vegas Valley Water District to extend the term of the agreement from 12 to 36 months - All Wards
22. For possible action to approve an allocation of \$619,000 of HOME Investment Partnerships Program Grant Funds and Account for Affordable Housing Trust Funds (AAHTF) to Oikos Development Corporation for the construction of 22 apartment units located at 600 West Van Buren Avenue (APNs 139-27-110-037 and 139-27-110-038) - Ward 5 (Summers-Armstrong)

PARKS, RECREATION AND CULTURAL AFFAIRS - CONSENT

23. For possible action to approve Octoberfest Downtown Las Vegas to be held September 19-21, 2025, including the closing of Fremont Street (between Las Vegas Boulevard and 7th Street) and 6th Street (between Carson Avenue and Ogden Avenue) in the Fremont East Entertainment District - Ward 3 (Diaz)

PUBLIC SAFETY - CONSENT

24. For possible action to approve an Interlocal Agreement between the City of Las Vegas and Las Vegas-Clark County Library District for Inmate Library Services - Department of Public Safety - Award recommended to: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT (Not-To-Exceed \$59,258.14 Annually/Total Agreement Amount Not-to-Exceed \$277,526.47) - Inmate Commissary Special Revenue Fund - Ward 3 (Diaz)

PUBLIC WORKS - CONSENT

25. For possible action to approve the City of Las Vegas Master Mobility Plan Update Interlocal Agreement between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will provide funding in the amount of \$700,000 for the City of Las Vegas Master Mobility Plan Update Project (\$700,000 - RTC funded through the Unified Planning Work Program [UPWP]) - All Wards
26. For possible action to approve Supplemental No. 6 to Interlocal Contract 1319 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to decrease construction funding in the amount of \$500,000 for the Lot C - Traffic Signal Detection, Repair and Replacement Project - All Wards
27. For possible action to approve Supplemental No. 4 to Interlocal Contract 1350 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will oversee and increase engineering funding in the amount of \$1,000,000, for the Traffic Signal System Software Project - All Wards
28. For possible action to approve Supplemental No. 3 to Interlocal Contract 1304 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to modify the funding source from Motor Vehicle Fuel Tax (MVFT) to Fuel Revenue Indexing (FRI), for the Advanced Transportation and Congestion Management Technologies Deployment (ATCMTD) US-95 Project Integrated Safety Technology Corridor Local Match Project - Wards 1 and 5 (Knudsen and Summers-Armstrong)

29. For possible action to approve Supplemental No. 1 to Interlocal Contract 3112 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to decrease construction funding in the amount of \$500,000 for the Charleston Boulevard Emergency Preemption Pilot Smart Grant Match Project - Wards 3 and 5 (Diaz and Summers-Armstrong)
30. For possible action to approve Interlocal Agreement No. 142762-A between the City of Las Vegas (CLV) and the Las Vegas Valley Water District (LVVWD) for the removal and installation of water commitment services for the Angel Park Renovation Project located at 241 South Durango Drive (\$73,943 - Parks and Recreation Capital Project Fund [CPF]) - Ward 2 (Seaman)
31. For possible action to approve the Annual Maintenance Work Program Interlocal Contract between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) for Fiscal Year 2025-2026 to maintain CCRFCD's facilities within the CLV (\$3,605,000 - Road and Flood Capital Project Fund [CPF]) - All Wards

YOUTH DEVELOPMENT AND SOCIAL INITIATIVES - CONSENT

32. For possible action to approve the ratification of the Mayor's acceptance of a grant award in the amount of \$778,750 from Nevada Volunteers to the City of Las Vegas AmeriCorps program, whereby its members will support Youth Development & Social Initiatives (YDSI), Government & Community Affairs, and Fire & Rescue youth education programming (matching contribution required - \$591,593 - RDA Education Set-Aside) - All Wards
33. For possible action to approve a Third Amendment to the Sublease Agreement between the City of Las Vegas (City) and Tech Impact for the property located at 330 West Washington Avenue extending the term of the Sublease through August 1, 2027 - Ward 5 (Summers-Armstrong)

RESOLUTIONS - CONSENT

34. R-51-2025 - For possible action to approve a Resolution approving the form of an agreement between the City and the owner of all assessable property in a proposed Special Improvement District (SID No. 819, Summerlin Village 30A) - Ward 2 (Seaman)
35. R-52-2025 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$4,600,000 in 2025 State Private Activity Bond Volume Cap to Nevada H.A.N.D., Inc. for the rehabilitation of Silver Sky, which will consist of 92 units of affordable housing located at 8220 Silver Sky Drive - Ward 1 (Knudsen)
36. R-53-2025 - For possible action to approve a Resolution to amend Traffic Schedule 25-II and 25-III to change the speed limit on Buffalo Drive between Sky Pointe Drive and Whispering Sands Drive from 40 MPH to 35 MPH (\$1,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 6 (Brune)
37. R-54-2025 - For possible action to approve the conversion of 1st Street between Bonneville Avenue and Clark Avenue to be a one-way street (\$5,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)
38. R-55-2025 - For possible action to approve a Resolution regarding the Reimbursement to the City of Las Vegas from proceeds of bond obligations not to exceed \$90,000,000 to be issued for the purpose of financing certain costs pertaining to acquiring, constructing, improving or equipping building projects ("the Project") including without limitation, a civic center project and off-street parking - Ward 3 (Diaz)

DISCUSSION/ACTION ITEMS

HEARINGS - DISCUSSION

39. Public hearing regarding the fair market value (FMV) and fair market rent (FMR) of City of Las Vegas (City) owned vacant real property (APNs 162-04-110-019, -016 and 162-04-111-001) based on the appraisal report of June 16, 2025 by Southwest Property Consultants, Inc., in anticipation of a ground lease with Mulkey Holdings, LLC, for the development of a hotel project to be located at 1925 and 2021 West Charleston Boulevard - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 43 (R-56-2025)]

40. Public hearing regarding the fair market value (FMV) of the City of Las Vegas (City) owned parking garage located underneath the Neonopolis retail center (APN 139-34-513-003) based on the appraisal report of March 28, 2025 by Valbridge Property Advisors, in anticipation of the sale of 2.75 acres located at 450 Fremont Street - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 44 (R-57-2025)]

ADMINISTRATIVE - DISCUSSION

41. Discussion for possible action regarding the approval of a Property Acquisition Agreement for the Upper Las Vegas Wash with Monument Hills Partners, LLC for the sale of 939.52 acres of land in northwest Las Vegas located east of US Highway 95 and north of Moccasin Road - Ward 6 (Brune)

COMMUNITY DEVELOPMENT - DISCUSSION

42. Discussion for possible action regarding a Cooperative Agreement between Clark County and the Cities of Las Vegas, Boulder City, Henderson, Mesquite and North Las Vegas to establish the Southern Nevada Council of Governments - All Wards

RESOLUTIONS - DISCUSSION

43. R-56-2025 - Discussion for possible action regarding a Resolution finding the Ground Lease Agreement between City of Las Vegas (City) and Mulkey Holdings, LLC, (Tenant), regarding certain real property comprised of approximately 0.54 acres (APNs 162-04-110-019, -016, and 162-04-111-001), commonly known as 2001 West Charleston Boulevard, 1105 Pahor Drive, and 1106 Westwood Drive, concerning the need for a construction staging site and parking lot to service the development of a hotel project is in the best interest of the public - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 39]
44. R-57-2025 - Discussion for possible action regarding a Resolution authorizing the Purchase and Sale Agreement and Joint Escrow Instructions (PSA) between the City of Las Vegas and Panther Acquisitions LLC regarding the Neonopolis Parking Garage, located at 450 Fremont Street (APN 139-34-513-003), for the purpose of economic development without first offering it to the public and for less than fair market value for the development, maintenance, parking capabilities, and best interest of the citizens of Las Vegas - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 40]

BOARDS AND COMMISSIONS - DISCUSSION

45. Discussion for possible action regarding the appointment of nominee Trish Truesdell to the Ward 2 seat on the Arts Commission
46. Discussion for possible action regarding the appointment of the following nominee to the Board of Directors of CLV Strong Start Academy Elementary Schools, Inc.: Lori McGaughey (YDSI Director's Designee) to a two-year term ending August 6, 2027

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

47. Bill No. 2025-28 - ABEYANCE ITEM - For possible action - Amends provisions of LVMC Title 11 related to the use of electric bicycles and electric scooters, amends provisions of LVMC Title 13 related to the use of electric bicycles and electric scooters in City parks and adds penalties for violations of various provisions of LVMC Title 11 and Title 13. Sponsored by: Councilwoman Nancy E. Brune

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

48. Bill No. 2025-13 - Amends various provisions of LVMC Title 7 related to the regulation of pet shops, including requirements for animal enclosures and housing; disease control and quarantine of animals with a communicable disease; and warranties for the sale of dogs under 12 months of age. Sponsored by: Councilwoman Victoria Seaman

- 49. Bill No. 2025-14 - Amends provisions of LVMC Title 7 related to the penalties for violations of various provisions of LVMC Title 7, and prohibit newly licensed pet shops from selling dogs, cats, rabbits, or potbellied pigs. Sponsored by: Councilwoman Nancy E. Brune and Mayor Shelley Berkley
- 50. Bill No. 2025-29 - Amends various provisions of LVMC Title 19 relating to the deferral of public improvements; public and private street standards; building frontage standards; and checklists and requirements pertaining to map-related applications. Proposed by: Joey Paskey, Director of Public Works
- 51. Bill No. 2025-30 - Amends the Uniform Development Code (LVMC Title 19) to include provisions for the use "condominium hotel." Sponsored by: Councilman Brian Knudsen

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.

- 52. Bill No. 2025-31 - 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
- 53. Bill No. 2025-32 - 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
- 54. Bill No. 2025-33 - 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

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.

- 55. 25-0249 - APPLICANT: NIGRO CONSTRUCTION, INC. - OWNER: KC REALTY HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 55a. 25-0249-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76234) - FOR AN APPROVED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE
- 55b. 25-0249-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76235) - FOR AN APPROVED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED

- 56. 25-0260-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0451-SDR1) - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES, LLC - SERIES 17 A.K.A. PROVIEW SERIES 17, LLC - For possible action on a Land Use Entitlement project request FOR AN EXISTING TEMPORARY PARKING LOT on 0.85 acres at the southwest corner of Carson Avenue and Las Vegas Boulevard (APNs 139-34-610-023 and 031), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 57. 25-0263-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0718-SDR1) - APPLICANT/OWNER: EXOS APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED THREE-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.20 acres on the east side of 9th Street, approximately 173 feet north of Stewart Avenue (APN 139-35-211-001), T5-N (T5 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
- 58. 25-0264 - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.
 - 58a. 25-0264-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (23-0050-VAR1) - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED
 - 58b. 25-0264-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0050-SUP1) - FOR A PROPOSED MIXED-USE DEVELOPMENT
 - 58c. 25-0264-EOT3 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0050-SDR1) - FOR AN APPROVED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

COMMUNITY DEVELOPMENT - DISCUSSION

- 59. 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.
 - 59a. 24-0508-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED
 - 59b. 24-0508-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)
- 60. 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.

- 61. 24-0513-VAR1 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: SANTOS AGUILAR - OWNER: LAYANI GONZALEZ ARGUELLES - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.
- 62. 25-0176 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC. - For possible action on the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (5-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
 - 62a. 25-0176-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED
 - 62b. 25-0176-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED
 - 62c. 25-0176-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE
 - 62d. 25-0176-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

REPORTS AND PRESENTATIONS

- 63. Report by Tonya Kemble, Purchasing and Contracts Manager, regarding use of the Emergency Procurements Procedure for repairs to Las Vegas Fire and Rescue Fleet Garage, located at 3140 East Bonanza Road - Human Resources Department (Not-to-Exceed \$500,000 - Internal Services Fund - Liability Insurance and Property Damage) - Ward 3 (Diaz)

SET DATE

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

CITIZENS PARTICIPATION

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

COUNCIL EMERGING ISSUES

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

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

COUNCIL MEMBER RECOGNITION

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

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

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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor

EXHIBIT B

(Attach Copy of Notice of September 3, 2025 Meeting)

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



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

City Council Agenda

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

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

September 3, 2025

9:00 AM

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

NOTE: A City Council meeting will not be scheduled for Wednesday, October 1, 2025 due to the Yom Kippur holiday.

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

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

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

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

CEREMONIAL MATTERS

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law

3. Invocation - Pastor Brad Beckman, First Good Shepherd Lutheran Church
4. Pledge of Allegiance
5. Recognition of the Citizen of the Month
6. Recognition of Yudit Pienedo and Escaramuza Charra Colibríes de Nevada

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

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

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.
9. For possible action to approve the Final Minutes by reference of the August 6, 2025 Regular City Council Meeting

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 new Massage Establishment License for BUA THAI, LLC dba BUA THAI MASSAGE at 3110 South Valley View Boulevard, Suite 103 - Ward 3 (Diaz)
11. For possible action to approve a Two-Day Opening for a Non-Restricted Gaming License for FIFTH STREET GAMING, LLC dba FIFTH STREET GAMING, LLC db at GOLD SPIKE HOTEL at 217 North Las Vegas Boulevard - Ward 5 (Summers-Armstrong)

COMMUNITY DEVELOPMENT - CONSENT

12. For possible action to approve an Interlocal Agreement between the Regional Transportation Commission of Southern Nevada and the City of Las Vegas with respect to contractual services for a TOD (Transportation-Oriented Development) study concerning land abutting a section of Charleston Boulevard between Rainbow Boulevard and Valley View Boulevard - Ward 1 (Knudsen)
13. For possible action to approve a Declaration of Special Land Use Restrictions (DSLURS), pursuant to the affordable housing incentives outlined in Las Vegas Municipal Code Title 19.17 for the Sunrise affordable housing development located at 2601 Sunrise Avenue (\$82,392 - General Fund) - Ward 3 (Diaz)
14. For possible action to approve a Declaration of Special Land Use Restrictions (DSLURS), pursuant to the affordable housing incentives outlined in Las Vegas Municipal Code Title 19.17 for the Duncan & Edwards affordable housing development located at 5901 Duncan Drive (\$60,262 - General Fund) - Ward 5 (Summers-Armstrong)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

15. For possible action to approve award of Contract No. 25.MWB169.D1-SK, Prime Design Services for Bradley Bridle Park Buildout, located at 8225 North Bradley Road - Department of Public Works - Award recommended to: LAGE DESIGN, INC. (Not-to-Exceed \$95,800 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Brune)

16. For possible action to approve award of Contract No. 260019-DG, Blanket Services for WPCF General Engineering Services, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: BROWN AND CALDWELL (Not-to-Exceed \$500,000 - Sanitation Enterprise Fund) - Clark County

PUBLIC WORKS - CONSENT

17. For possible action to approve Amendment No. 2 to Agreement No. PR354-22-063 between the City of Las Vegas (CLV) and the Nevada Department of Transportation (NDOT) to extend the project completion date to September 30, 2026, for the Safe Routes to School Project - All Wards
18. For possible action to approve Interlocal Contract LAS04G25 between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) for the construction of the Meadows - Charleston Storm Drain - Via Olivero, Montessouri to Buffalo Project (\$11,036,069 - Road and Flood Capital Project Fund [CPF]) - Wards 1 and 2 (Knudsen and Seaman)
19. For possible action to approve Supplemental No. 2 to Interlocal Contract 1184 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Utah Avenue, Industrial Road to 3rd Street Project - Ward 3 (Diaz)
20. For possible action to approve Supplemental No. 2 to Interlocal Contract 1189 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Downtown Mobility Improvements Program, Fiscal Year 2021 City of Las Vegas Project - Wards 1, 3 and 5 (Knudsen, Diaz and Summers-Armstrong)
21. For possible action to approve Supplemental No. 2 to Interlocal Contract 1234 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Northwest Area Arterials Project - Ward 6 (Brune)
22. For possible action to approve Supplemental No. 2 to Interlocal Contract 1244 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Farm Road, Tule Springs Road to Tenaya Way Project - Ward 6 (Brune)

DISCUSSION/ACTION ITEMS

CITY CLERK - DISCUSSION

23. Discussion for possible action regarding the method which shall be used to fill the Ward 2 vacancy from the following options: 1. to direct staff to place an item on the September 17, 2025 agenda listing the names of potential appointees, which shall be gathered in the method prescribed by the City Council, from which the Council will select and make an appointment as allowed for in City Charter Section 1.160, or 2. to declare by resolution a special election be held to fill the vacancy as allowed for in NRS Chapter 268.325

BOARDS AND COMMISSIONS - DISCUSSION

24. Discussion for possible action regarding the reappointment of Todd VonBastiaans to the Ward 1 seat of the Arts Commission

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

25. 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
26. 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

27. 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

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

28. Bill No. 2025-34 - Amends LVMC 9.16.030 to adjust the hours during which construction noise is deemed to be a prohibited noise disturbance. Proposed by: Seth Floyd, Director of Community Development

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

29. 24-0513-VAR1 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: SANTOS AGUILAR - OWNER: LAYANI GONZALEZ ARGUELLES - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.
30. 25-0109 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard, approximately 605 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune). The Planning Commission (5-2 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.
- 30a. 25-0109-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED
- 30b. 25-0109-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED
- 30c. 25-0109-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]
- 30d. 25-0109-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 7,449 SQUARE-FOOT MOTOR VEHICLE REPAIR AND 400 SQUARE-FOOT SMOG CHECK DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED
31. 25-0176 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC. - For possible action on the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (5-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
- 31a. 25-0176-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED

- 31b. 25-0176-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED
- 31c. 25-0176-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE
- 31d. 25-0176-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS
- 32. 25-0143-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MDC COAST 13, LLC - For possible action on a Land Use Entitlement project request for a Required Review of an approved Variance (V-0023-89) THAT ALLOWED AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT DISTANCE SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

REPORTS AND PRESENTATIONS

- 33. Report by Maggie Plaster, Director, and Jennifer Kleven, Deputy Director, Department of Parks, Recreation and Cultural Affairs, regarding events at the Civic Center and Plaza, generally bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue - Ward 3 (Diaz)

SET DATE

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

CITIZENS PARTICIPATION

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

COUNCIL EMERGING ISSUES

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

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

COUNCIL MEMBER RECOGNITION

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

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

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor

EXHIBIT C

**(Attach Affidavit of Publication of
Notice of Deposit of the Ordinance)**

RECEIVED
AUG 25 11:35 AM
CLERK'S OFFICE

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 340428

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 08/21/2025 to 08/21/2025, on the following day(s):

08/21/2025

BILL NO. 2025-31

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 819 (SUMMERLIN VILLAGE 30A); ORDERING A STREET PROJECT, A STORM SEWER PROJECT, A SANITARY SEWER PROJECT, A DRAINAGE PROJECT, AND A WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 495 S. Main Street, Las Vegas, Nevada, and that such Ordinance was proposed on August 6, 2025, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas to be held on September 3, 2025.

PUB: Aug 21, 2025
LV Review Journal

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this August 21, 2025

Notary

Linda Espinoza

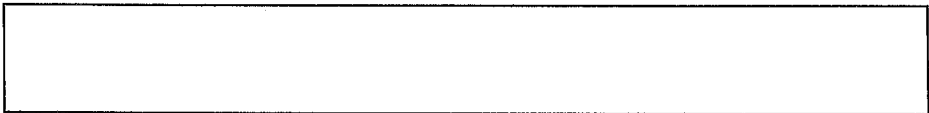
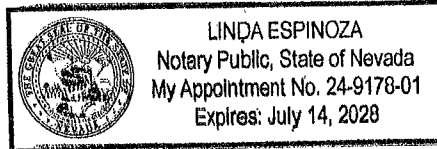


EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 341407



Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 09/06/2025 to 09/06/2025, on the following day(s):

09/06/2025

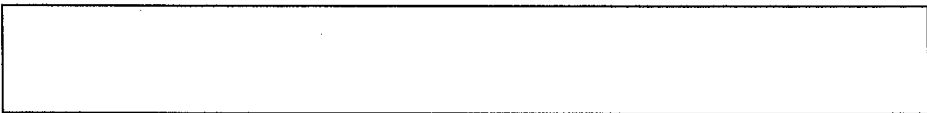
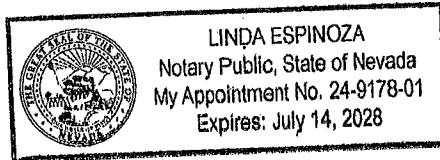
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this September 6, 2025

Notary

Linda Espinoza



**BILL NO. 2025-31
ORDINANCE NO. 6924**

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 819 (SUMMERLIN VILLAGE 30A); ORDERING A STREET PROJECT, A STORM SEWER PROJECT, A SANITARY SEWER PROJECT, A DRAINAGE PROJECT, AND A WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on August 6, 2025, and was passed at a regular meeting held on September 3, 2025, by the following vote of the City Council of the City of Las Vegas, Nevada:

**Those Voting Aye:
Brian Knudsen
Olivia Diaz
Francis Allen-Palenske
Nancy E. Brune
Shondra Summers-Armstrong
Those Voting Nay:
None
Those Absent:
Shelley Berkley**

This Ordinance shall be in full force and effect from and after Septemer 7, 2025, i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This 3rd day of September, 2025.

**/s/ SHELLEY BERKLEY
Mayor
City of Las Vegas, Nevada**

**(SEAL) Attest:
/s/ LUANN D. HOLMES, MMC
City Clerk**

**PUB: Sep 6, 2025
LV Review-Journal**