

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Kara Kelley (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](http://www.lasvegasnevada.gov)

**March 4, 2026**  
**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, DIAZ, ALLEN-PALENSKE, BRUNE, SUMMERS-ARMSTRONG and KELLEY (excused until 9:07 a.m.)

ALSO PRESENT: CITY MANAGER MIKE JANSSEN, CITY ATTORNEY JEFF DOROCAK and CITY CLERK DR. LUANN D. HOLMES

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website - [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov); and the Nevada Public Notice website - [notice.nv.gov](http://notice.nv.gov).

3. Invocation - Dr. Anne Jones, Senior Pastor, Life Christian Center

Minutes:

Prior to the invocation, MAYOR BERKLEY invited CHIEF FERNANDO GRAY, Las Vegas Fire & Rescue Director, to speak about fallen firefighter KELLY BRINKERHOFF. CHIEF GRAY thanked the Mayor for providing a moment of silence, stating that MR. BRINKERHOFF was a great member of the organization and the community. MR. BRINKERHOFF was originally assigned to Fire Station 1 where he shared great conversations with CHIEF GRAY. CHIEF GRAY opined that MR. BRINKERHOFF was a great man, husband and friend, and he extended appreciation to the City Manager's Office, the City Council, and community for providing support.

PASTOR ANTHONY HARRIS, the Power Center Church, gave the invocation.

4. Pledge of Allegiance

Minutes:

PASTOR ANTHONY HARRIS, the Power Center Church, led the audience in the Pledge of Allegiance at the request of MAYOR BERKLEY.

5. Recognition of the Citizen of the Month

Minutes:

COUNCILWOMAN ALLEN-PALENSKE recognized SERGEANT JAMES LaROSA as the March Citizen of the Month for providing leadership, composure, and deep commitment to protecting the community during an incredibly challenging situation. A video was displayed of an emergency situation involving the Sergeant, which can be viewed by watching the video for this meeting. The Councilwoman invited CAPTAIN GREG PHENIS, Summerlin Area Command, LVMPD (Las Vegas Metropolitan Police Department), and the team to the podium. The Captain listed the 2025 statistics showing the impact on crime they had in the Summerlin Area Command, including homicides down 50 percent, sex offenses down seven percent, aggravated assaults down 10 percent, robbery down 15 percent, larceny and theft down six percent, burglary down 20 percent, motor vehicle theft down 18 percent, gunfire victims down 23 percent, and citations were up 12 percent. So far in 2026, robberies were down 56 percent, larceny down six percent, burglary down two percent, motor vehicle theft down 28 percent, and citations were up 45 percent. Additionally, Summerlin Area Command's vision is to be the safest neighborhood and community in America. Lastly, he noted that CAPTAIN ADAM SEELY was the February Citizen of the Month and thanked the Councilmembers for nominating SERGEANT LaROSA, opining it was well deserved.

SERGEANT LaROSA appreciated the Las Vegas Fire & Rescue Department's service, and he extended his support in their time of loss. The Sergeant felt honored to be Citizen of the Month and he thanked the City Council for their continued support. Additionally, the Sergeant recognized his chain of command, which included CAPTAIN PHENIS and LIEUTENANTS KNIGHT and O'LEARY for allowing him to lead with confidence and purpose. He also thanked his fiancé for keeping him grounded, focused and providing strength, his best friends for standing by him, and his team for responding to a situation that tested their training and judgment and who rose to the moment to protect each other and rescue two children. The Sergeant felt proud of his team for their service to the city, and he highlighted some heroic moments by OFFICERS JANUARY, DION, LABRADA, TAEZ, KREMAN, and McNAIR. He believed these officers represented the best of the best, excelling in criminal apprehension, proactive enforcement, DUI (driving under the influence) prevention, and participated in everyday service that kept the community strong. Although the recognition had SERGEANT LaROSA'S name, he opined it belonged to all of the officers. He planned to continue leading with purpose and helping to shape the department that the community could be proud of. Further, he felt honored to serve the city.

COUNCILWOMAN ALLEN-PALENKSE presented SERGEANT LaROSA with a Citizen of the Month certificate, a copy of which was submitted for the record.

## 6. Recognition of the Girl Scouts of Southern Nevada

Minutes:

Prior to the recognition, COUNCILWOMAN DIAZ expressed gratitude to Metro (Las Vegas Metropolitan Police Department) officers for protecting the community and residents. Thereafter, the Councilwoman noted that International Women's Day was upcoming and had been celebrated since 1911; therefore, she chose to recognize the Girl Scouts of Southern Nevada (Girl Scouts), an organization that helped bolster strong leadership in ladies. Since 1932, the Girl Scouts have been pursuing their mission of empowering girls, and their guiding principle is to allow girls the opportunity to change the world. Last year, over 2,500 girls participated in the various Girl Scouts programs, and represented the diverse racial, ethnic, and socioeconomic backgrounds that made up the city. Approximately 60 percent of participants identified as girls of color and 43 percent reside in Title I school zones or low to moderate income households. The programming is inclusive and open to all girls without any regard to religion, identity, ability or background. The Girl Scouts leadership experience helps girls develop important skills by leaning on the four pillars of: life skills, entrepreneurship, outdoors teamwork and environmental stewardship, and STEAM (Science, Technology, Engineering, Arts, and Mathematics). The Councilwoman was moved by the significant and positive difference that the Girl Scouts have made, acknowledging the Girl Scouts in attendance, and she thanked KIMBERLY TRUEBA, CEO (Chief Executive Officer), for giving the girls a space to be themselves and for molding the next set of community leaders.

MS. TRUEBA advised that audience members helped raise the Girl Scouts, mentoring them and showing them how to lead. She said alums, the team, board members, moms, volunteers and troop leaders were present, noting COUNCILWOMAN BRUNE served on their board.

MAYOR BERKLEY presented MS. TRUEBA with a proclamation for the Girls Scouts of Southern Nevada Day, a copy of which was submitted for the record.

COUNCILWOMAN DIAZ encouraged supporting the Girl Scouts by visiting their website to find the nearest cookie booth location.

## **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:

MAYOR BERKLEY explained that the audience may choose to speak once during the meeting under a Public Comment portion of the agenda in the interest of time.

Regarding Item 46, TASHIKA LAWSON understood that the applicant adhered to the LVMC (Las Vegas Municipal Code) 19.10.110 for the Downtown Las Vegas Overlay District; however, she believed it did not exempt them from adhering to the guidelines of the 1909 Form-Based Code design standards. She was unsure if the design standards were misinterpreted on her part or if it was overlooked when the applicant submitted their plans. In reviewing the proposal, she did not believe neighborhood meetings were held, and with 508 potential voters being added to the area, she felt it was important to hear from the surrounding communities. She wanted to ensure the applicant was invested in being a good neighbor, noting the property was not being maintained and had debris in the area. Lastly, she asked the City to consider proposing new developments that complied with both design standards.

SHOSHANA, resident, supported Item 29 and addressed praying in a city government meeting, stating she was against religion and the government hosting religion. She read passages from the Book of Genesis, Book of Leviticus, Book of Deuteronomy, and Book of Numbers, noting she met people who suffered from the brainwashing of religion. She displayed a flyer from Recovering from Religion - You Are Not Alone, who provides therapists to assist people recovering from the indoctrination of religion, and she encouraged people to speak with Recovering from Religion. Lastly, she requested separating religion and state. MAYOR BERKLEY advised against using an agenda item to speak on a separate topic.

STEVEN SPANN referenced Item 32 and said he was developing the Jackson Street Sculpture Garden, which was a community art space of sculptures created from recycled materials including contained rebar from the reconstruction of Jackson Street and donated items from the community such as broken toys, bicycle parts, and car fenders. The sculptures were part of a larger sustainability initiative, Trashed in Vegas, where they work with the community to transform discarded materials into art and educational experiences. He believed the sculptures reflected the creativity and history of the westside (Historic Westside) since the neighborhood artists and young people contributed pieces. He hoped to continue developing the space with art, sustainability, and the cultural story of the Historic Westside and wanted the opportunity to work with the City to grow and celebrate the neighborhood while bringing arts and cultural tourism to the area. MAYOR BERKLEY thanked MR. SPANN, noting she viewed the sculptures when she attended the Love on Jackson Block Party and she thought they were special.

ERECH MELCHIZEDEK CHRIST NIMROD congratulated the Girl Scouts (Girl Scouts of Southern Nevada) and Metro (Las Vegas Metropolitan Police Department), noting they did important work. Additionally, he supported the ratification of MEGHIN DELANEY as Communications Director, the reappointment of MICAELA KELLER to the Ward 3 seat of the Parks and Recreation Advisory Commission, and the appointments of FIRE CHIEF FERNANDO GRAY, DEPUTY CITY MANAGER TIM HACKER, and CHIEF FINANCIAL OFFICER SUSAN HELTSLEY to the Clark County 9-1-1 Emergency Response Advisory Committee. Lastly, he felt it was inappropriate to require public speakers to only speak once.

AL LASSO stated he was a lawyer for 25 years representing individuals accused of DUI (driving under the influence) and victims of a DUI, which he believed the community faced many issues with this. He thought the Council should consider free-standing bars being ride-share only with no parking spaces with the exception of handicapped spaces, which he felt would decrease the amount of land use, would incentivize people from driving, and could limit law enforcement presence. He asked the Council to consider incentives such as licensing permits or zoning specialties for free-standing bars going forward.

## **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 41 and 51a and 51b to 4/1/2026

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

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

9. For possible action to approve the Final Minutes by reference of the February 4, 2026 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **CONSENT AGENDA**

**Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.**

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

10. For possible action to approve a 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)

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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

11. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at AM/PM - SOUTH DECATUR ARCO (#413) at 1625 South Decatur Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

12. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at - AM/PM - NORTH RANCHO ARCO (#414) at 4371 North Rancho Drive - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

13. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 76 at 10076 West Sahara Avenue - Ward 2 (Kelley)  
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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
14. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 62 at 7100 West Lake Mead Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
15. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at 7-Eleven #42096 at 1080 South Rainbow Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
16. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at 7-Eleven #42094 at 3651 West Sahara Avenue - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
17. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 77 at 6400 West Lake Mead Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
18. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at 7-Eleven #39463 at 1100 South Rainbow Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
19. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 57 at 3195 North Rainbow Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

20. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 88 at 7191 West Craig Road - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

21. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 92 at 3051 East Bonanza Road - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

22. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 65 at 1720 West Charleston Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

23. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 46 at 6020 West Charleston Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

24. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 52 at 3200 North Rancho Drive - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

25. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 58 at 3204 North Tenaya Way - Ward 4 (Allen-Palenske)

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

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

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

26. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 34 at 890 North Pecos Road - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
27. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 73 at 901 North Buffalo Avenue - Ward 2 (Kelley)
- 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
28. For possible action to approve a Restricted Gaming license for UNITED COIN MACHINE dba CENTURY GAMING TECHNOLOGIES db at REBEL 82 at 845 North Decatur Boulevard - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

**ECONOMIC AND URBAN DEVELOPMENT - CONSENT**

29. For possible action to approve a Parking Lease Agreement between 123-217 West Colorado Street, LLC, and the City of Las Vegas (City) where the City will continue to manage and operate a sixty (60) space parking lot located at 1300 South Commerce Street with the terms of the lease payments described in the agreement (APN 162-04-507-005) - Ward 3 (Diaz)
- Minutes:  
See Item 7 for related discussion.
- Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

**FINANCE - PURCHASING AND CONTRACTS - CONSENT**

30. For possible action to approve award of Bid No. 25.MWB131.C1-SK, Lake Mead ITS Improvements - Buffalo Drive to Rancho Drive - NDOT Project Number PR477-24-063 Federal Project Number CM-STP-0003-(353), located at Lake Mead Boulevard from Buffalo Drive to Rancho Drive and Rancho Drive from Lake Mead Boulevard to Smoke Ranch Road, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: LAS VEGAS ELECTRIC, INC. (Not-to-Exceed \$2,846,348 - Traffic Improvements Capital Projects Fund) - Wards 1 and 5 (Knudsen and 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
31. For possible action to approve award of Contract No. 26.MWA662.D1-SK, PDSC for Northwest Regional Park Phase 1A, located on the northwest corner of Log Cabin Way and El Capitan Way - Department of Public Works

- Award recommended to: CARPENTER SELLERS DEL GATTO ARCHITECTS, PC (Not-to-Exceed \$3,000,000 - Parks and Leisure Activities Capital Projects Fund) - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

- 32. For possible action to approve award of Contract No. 260133-SV, Historic Westside Hundred Plan in Action Implementation, in the Historic Westside Area - Department of Neighborhood Services and Department of Economic and Urban Development - Award recommended to: CENTRO, INC. (Not-to-Exceed \$50,000 - General Fund) - Ward 5 (Summers-Armstrong)

Minutes:

See Item 7 for related discussion.

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

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

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

- 33. For possible action to approve award of Contract No. 260099-SV, Street Medicine Program - Medical Director - Department of Neighborhood Services - Award recommended to: KELLY MORGAN CONSULTING, LLC (Not-to-Exceed \$150,000 Annually - 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

- 34. For possible action to approve award of Contract No. 260130-JL, Master Services Contract for Oracle Consulting - Blue Heron - Department of Finance - Award recommended to: BLUE HERON CONSULTING CORPORATION (Not-to-Exceed \$75,000 Annually/Total Contract Amount Not-to-Exceed \$375,000 - Sanitation Enterprise 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-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;

## **RESOLUTIONS - CONSENT**

- 35. R-11-2026 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2027); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll and providing the effective date hereof - Ward 1 (Knudsen)

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

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

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

- 36. R-12-2026 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2027); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the

manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 1 (Knudsen)

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

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

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

37. R-13-2026 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street); determining the cost to be assessed and authorizing, ordering and directing the City Engineer to prepare the Final Assessment Roll for FY2027 and providing the effective date hereof - Ward 3 (Diaz)

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

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

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

38. R-14-2026 - For possible action to approve a Resolution concerning City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2027 (Las Vegas Boulevard to 8th Street); fixing the time and place when complaints, protests, and objections to the Final Assessment Roll for the District will be heard; providing for the manner of giving notice of the Hearing on the Final Assessment Roll; prescribing other details in connection therewith; ratifying all action taken consistent with the provisions hereof; and providing the effective date hereof - Ward 3 (Diaz)

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

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

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

## **DISCUSSION/ACTION ITEMS**

### **HEARINGS - DISCUSSION**

39. Public hearing regarding the fair market value (FMV) of City of Las Vegas (City) owned vacant real property based on the current appraisal report in anticipation of the sale and development of 1.54 acres located at the Northeast corner of Shadow Lane and Wellness Way (APNs 139-33-402-003 through -011) - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 42 (R-16-2026)]

Minutes:

Items 39 and 42 were heard together subsequent to Item 40.

MAYOR BERKLEY declared the Public Hearing open for Item 39.

DINA BABSKY, Economic and Urban Development Director, introduced JASON MATALON and utilized a PowerPoint presentation, a copy of which was submitted for the record, to explain that this project was focused on the City Council's priorities of healthcare, job creation and economic diversification. The City-owned parcel is 1.54 acres at the northeast corner of Wellness Way and Shadow Lane in the Medical District's core. The proposed project will be a brand new 84,900 square-foot Class A Medical Office building and will have a five-story parking structure with over 350 spaces. Additionally, the building will contain 2,700 square feet of ground retail to increase walkability. MS. BABSKY said the property was appraised at \$2.74 million and the purchase price for the developer is \$1.34 million to allow a \$100 million investment. She expected construction to be completed in approximately 24 months and the property would be purchased in one year. She opined this was an excellent partnership for the City, and Parting Seas Investments had invested in the Las Vegas valley for 15 years.

MR. MATALON thanked MS. BABSKY, City staff, and his team for their assistance, noting this was a medical office building design for pre-op and post-op with the ability to have a surgery center on the bottom floor and could range from imaging to a traditional medical office. They were in conversations with single tenant users for consolidation clinics, specialty practices, education and incubator space users. He felt optimistic about the project and confirmed the property would be purchased in approximately 12 months.

COUNCILWOMAN SUMMERS-ARMSTRONG was excited about the building and suggested contacting the Southern Regional Housing Authority, as they were involved with pre-apprenticeship training. She thought this would be a great collaboration opportunity since this was close in proximity to Ward 5 residents and people could use the skills they learned through the FLEX (Fostering Lasting Employment Experiences) program. She believed this location would benefit people by providing jobs and growth in the community.

COUNCILMAN KNUDSEN thanked MR. MATALON for his investment in the City and said this was an important project that would provide the opportunity to increase access to healthcare, which was a priority for the City. He thanked City staff for their work, opining that this project was a strategic investment that would bring more public and private investment to the area.

MAYOR BERKLEY declared the Public Hearing closed for Item 39.

See Item 42 for related backup.

### **ADMINISTRATIVE - DISCUSSION**

40. Discussion for possible action regarding the ratification of Meghin Delaney as Communications Director (\$164,150.22 + Benefits - General Fund)

Minutes:

This item was heard after the Consent Agenda (Items 10-38).

CITY MANAGER MIKE JANSSEN welcomed MEGHIN DELANEY to serve as the Communications Director. MS. DELANEY earned her undergraduate degree from the Newhouse School of Communications at Syracuse University and a master's degree in public administration from UNLV (University of Nevada, Las Vegas). Her first communications role was with the Las Vegas Review Journal as a reporter and then she worked for College of Southern Nevada as a Communications Coordinator. During the COVID-19 pandemic, MS. DELANEY served as the Communications Director for former Nevada Governor STEVE SISOLAK and now works for Nevada Energy as a Media Relations Manager.

MS. DELANEY felt grateful to be considered for the Communications Director position, opining that Las Vegas was the greatest city in the world. She thanked her parents, husband, and friends for their support.

COUNCILMAN KNUDSEN felt privileged to have previously worked with MS. DELANEY, noting that it was an enjoyable experience and that she would be working with a fantastic team.

See Item 7 for related discussion.

Motion made by Brian Knudsen to Approve

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

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

### **RESOLUTIONS - DISCUSSION**

41. R-15-2026 - Discussion for possible action to approve a Resolution adopting the Sustaining Las Vegas 2050 Action Plan - All Wards

Motion made by Brian Knudsen to Hold in Abeyance Items 41 and 51a and 51b to 4/1/2026

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

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

42. R-16-2026 - Discussion for possible action regarding a Resolution finding that the Disposition and Development (DDA) of the properties located at 709 Shadow Lane and 1600, 1604, 1608, 1700, 1706, 1710, and 1712 Wellness Way, APNs 139-33-402-003 through -011, as well APNs 139-33-402-033 and a portion of 139-33-499-009, (both of which parcels are currently unaddressed) all of which are located at the Northeast corner of Shadow Lane and Wellness Way, to the Parting Seas Wellness, LLC, is in the best interest of the public Downtown Master Plan - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 39]

Minutes:

See Item 39 for related discussion.

Motion made by Brian Knudsen to Approve

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

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

### **BOARDS AND COMMISSIONS - DISCUSSION**

43. Discussion for possible action regarding the reappointment of Micaela Keller to a Ward 3 seat of the Parks and Recreation Advisory Commission

Minutes:

MAYOR BERKLEY stated MICAELA KELLER was originally appointed to one of the Ward 3 seats in 2020, and had the recommendation of the Parks, Recreation, and Cultural Affairs Director. MS. KELLER is eligible and wishes to continue to serve.

See Item 7 for related discussion.

Motion made by Olivia Diaz to Approve the reappointment

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

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

44. Discussion for possible action regarding the appointment of nominees Fire Chief Fernando Gray, Deputy City Manager Tim Hacker, and Chief Financial Officer Susan Heltsley (Alternate) to the Clark County 9-1-1 Emergency Response Advisory Committee

Minutes:

MAYOR BERKLEY explained that the Clark County 9-1-1 Emergency Response Advisory Committee was created to advise the Board of County Commissioners and to develop, maintain, and annually review the County's (Clark County) five-year master plan for 9-1-1 services and recommend surcharge expenditures to the board. The City is to appoint two members, one member must be the Chief Law Enforcement Office or designee of the Las Vegas Municipal Court Marshall Division, and one alternate to the committee.

See Item 7 for related discussion.

Motion made by Shelley Berkley to Approve the appointments

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

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

### **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

#### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

45. Bill No. 2026-4 - For possible action - Amends LVMC 2.26.040 pertaining to the compensation for alternate municipal judges. Proposed by: Hans Jessup, Court Administrator

Minutes:

Second reading and bill adopted as introduced as Ordinance No. 6945

Motion made by Brian Knudsen to Approve

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

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

## **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.

46. 25-0493 - APPLICANT/OWNER: CITY PARKWAY V, INC. - For possible action on the following Land Use Entitlement project requests on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway (APN 139-34-110-016), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

COUNCILMAN KNUDSEN requested that City staff read an amended condition for Item 48 for the record. PETER LOWENSTEIN, Deputy Community Development Director, stated the proposed amendment of conditions of approval would be to Condition 1 to reflect a date of February 21, 2029.

JENNIFER LAZOVICH, on behalf of the applicant, supported the amended condition and confirmed with MR. LOWENSTEIN that the change in year applied to Item 48.

Regarding Item 46, COUNCILWOMAN SUMMERS-ARMSTRONG requested a future conversation between City staff, herself and the concerned citizen to provide clarity on the plans.

See Item 7 for related discussion and Items 46a-46f for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 46a. 25-0493-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0408-SUP1) - FOR A PROPOSED 411 FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY DISTRICT

Minutes:

See Item 46 for related discussion and Items 46-46f for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 46b. 25-0493-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0408-SUP2) - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR FRONTING THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED
- Minutes:  
See Item 46 for related discussion and Items 46-46f for related backup.
- Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
- 46c. 25-0493-EOT3 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0408-SUP3) - FOR A PROPOSED 30,452 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 1,293 SQUARE FEET OF OUTDOOR SEATING
- Minutes:  
See Item 46 for related discussion and Items 46-46f for related backup.
- Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
- 46d. 25-0493-EOT4 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0408-SUP4) - FOR A PROPOSED 29,753 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE
- Minutes:  
See Item 46 for related discussion and Items 46-46f for related backup.
- Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
- 46e. 25-0493-EOT5 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0408-SUP5) - FOR A PROPOSED 27,207 SQUARE-FOOT OUTDOOR ALCOHOL, ON-PREMISE FULL USE
- Minutes:  
See Item 46 for related discussion and Items 46-46f for related backup.
- Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48
- Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
- For-Kara Kelley, Nancy Brune, Olivia Diaz, Shelley Berkley, Brian Knudsen, Francis Allen-Palenske, Shondra Summers-Armstrong;
- 46f. 25-0493-EOT6 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0408-SDR1) - FOR A PROPOSED 34-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 153 MULTI-FAMILY UNITS, 255 CONDOMINIUM UNITS, AND 98,066 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF THE SYMPHONY PARK DESIGN STANDARDS

Minutes:

See Item 46 for related discussion and Items 46-46f for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

47. 25-0603-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0513-SDR1) - APPLICANT/OWNER: MAXIM ROSE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 192-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.42 acres at the northeast corner of Cedar Avenue and 28th Street (APNs 139-36-110-034 and 035), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

48. 25-0606-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0074-SDR1) - APPLICANT: MORGAN STONEHILL, LLC - OWNER: SAHARA RANCHO 008, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 4.87 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004, 008 and a portion of 011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Minutes:

See Item 46 for related discussion.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None and amending Condition 1 to reflect a date of February 21, 2029

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

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

49. 25-0607 - APPLICANT/OWNER: SHOSHANA CAPITAL, LLC - For possible action on the following Land Use Entitlement project requests on 2.40 acres at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-112-003, 006, 007 and 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:

See Items 49a-49d for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 49a. 25-0607-EOT1 - SECOND EXTENSION OF TIME - VARIANCE (21-0659-VAR1) - TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED

Minutes:

See Items 49-49d for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 49b. 25-0607-EOT2 - SECOND EXTENSION OF TIME - VARIANCE (21-0659-VAR2) - TO ALLOW NO LOADING ZONE SPACE WHERE ONE IS REQUIRED

Minutes:

See Items 49-49d for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 49c. 25-0607-EOT3 - SECOND EXTENSION OF TIME - SPECIAL USE PERMIT (21-0659-SUP1) - FOR A PROPOSED 3,535 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 292-FOOT SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP AND SCHOOL WHERE 400 FEET IS REQUIRED

Minutes:

See Items 49-49d for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

- 49d. 25-0607-EOT4 - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (21-0659-SDR1) - FOR A PROPOSED 3,535 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE WITH FUEL PUMPS] WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

Minutes:

See Items 49-49d for related backup.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

50. 26-0032-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0309-SDR1) - APPLICANT/OWNER: 3000MW, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 136-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 9.96 acres on the east side of Michael Way, approximately 444 feet south of Cheyenne Avenue (APNs 138-13-512-009 and 010), R-3 (Medium Density Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

Motion made by Brian Knudsen to Approve the Consent Agenda except Item(s) None with amended conditions for Item 48

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

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

### **COMMUNITY DEVELOPMENT - DISCUSSION**

51. 25-0096 - ABEYANCE ITEM - APPEAL ITEM - PUBLIC HEARING - APPLICANT/OWNER: SEARLES OZ LAND, LLC - For possible action on an Appeal of the Denial by the Planning Commission of the following Land Use Entitlement project requests on 2.25 acres at the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

Minutes:

See Items 51a and 51b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 41 and 51a and 51b to 4/1/2026

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

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

- 51a. 25-0096-VAR1 - ABEYANCE ITEM - APPEAL ITEM - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

Minutes:

See Items 51-51b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 41 and 51a and 51b to 4/1/2026

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

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

- 51b. 25-0096-SDR1 - ABEYANCE ITEM - APPEAL ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 50-UNIT RESIDENTIAL TINY HOUSE PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:

See Items 51-51b for related backup.

Motion made by Brian Knudsen to Hold in Abeyance Items 41 and 51a and 51b to 4/1/2026

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

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

52. 25-0390-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KEIVAN KHORSHID - OWNER: DENTAL TRAINING CENTER & DIGITAL LAB, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 70-UNIT MIXED-USE DEVELOPMENT WITH 2,177 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.30 acres at southeast corner of Gass Avenue and 7th Street (APN 139-34-410-239), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

SHELDON COLEN appeared representing the applicant and explained that the proposed six-story mixed-use building would have retail and parking on the first story and 56 apartment units above. He worked with the Planning Commissioner to reduce the number of units and increased landscaping along 7th Street, noting that he worked with COUNCILWOMAN DIAZ'S office to provide additional plants along the facade to minimize heat issues.

PETER LOWENSTEIN, Deputy Community Development Director, reported the proposed six-story, 88-foot-tall development is out of scale with the surrounding area in the Founders District, which predominantly consists of two and three-story developments. As demonstrated by the numerous requested Waivers pertaining to required onsite parking spaces, landscape buffers, lot coverage and building setbacks that do not conform to Title 19 development standards; staff determined the subject site as proposed will be overbuilt. Therefore, staff recommended denial; however, the applicant was accurate with the submitted revisions, which were included in the backup to reflect the new dates for the plans. Moreover, there were no additional condition changes unless requested by the City Council.

COUNCILWOMAN DIAZ thanked MR. COLEN for providing additional landscaping, noting she wanted to see greenery on each level in perpetuity and wondered if an additional condition could be added. MR. LOWENSTEIN explained that if the apartments were for-rent or for-sale products it could require a CC&R (Covenants, Conditions, and Restrictions) document. He noted if the renderings depict it, it had to conform and at the completion of the building and full occupancy required reviews could be conducted on an annual basis. COUNCILWOMAN DIAZ understood concerns of the property being overbuilt, but she felt this would fit with the City's vision, opining it maximized the available land and would go vertical. She thought this would create more living spaces, competition and would bring down rent prices for the community. She advised that there were originally 70 units proposed.

MR. LOWENSTEIN read an added condition for the record, which MR. COLEN agreed to.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Olivia Diaz to Approve subject to condition(s) and adding the following condition as read for the record:

A. An administrative Required Review shall be conducted three (3) years from the date of final Certificate of Occupancy for the building, for the review of the perimeter and building greenery.

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

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

53. 25-0527-VAR1 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES R MCCLARY AND NICOLE N SPRINGS-MCCLARY - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED PATIO COVER THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND HEIGHT on 0.15 acres at 10435 Irish Cliffs Court (APN 126-25-311-023), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Allen-Palenske). The Planning Commission (5-0-0 vote) recommends APPROVAL. Staff recommends DENIAL.

Minutes:

MAYOR BERKLEY declared the Public Hearing open.

JAMES McCLARY said he was previously asked to acquire signatures from his neighbors, which he received from everyone except one adjoining property. Originally, the project was a 14-foot shade structure to accommodate a trailer; however, he reduced the structure to 12-foot-six and would purchase a smaller RV (recreational vehicle). He displayed images of RV covers in the area and renderings of the proposed structure, which included how the shade and view would affect the adjoining neighbor. He said there would be a three-foot setback from the wall to the structure height. The neighbor agreed with the three-foot shade structure to the wall and the height but wanted the post from the shade structure to touch the ground instead of the roof, and MR. McCLARY explained that it would affect the equipment he had in that area.

SETH FLOYD, Community Development Executive Director, reported that no evidence of a unique or

extraordinary circumstance had been presented, in that the applicant had created a self-imposed hardship by proposing to construct an RV cover that did not meet Title 19 setback and height requirements. Therefore, staff recommended denial of the Variance request. He noted that staff had not evaluated the displayed the renderings or plans, stating that condition changes may be required.

COUNCILWOMAN ALLEN-PALENSKE felt MR. McCLARY did an impressive job with the renderings, and she appreciated his efforts to ameliorate the neighbor. Upon the Councilwoman's request, MR. FLOYD suggested amending Condition 2 to amend the height to 13 feet. MR. McCLARY offered to provide professional renderings to staff, and MR. FLOYD said the renderings would be provided during the building permit process. MR. LOWENSTEIN read the amended condition for the record. Upon further discussion regarding the height, MR. LOWENSTEIN concluded that no amended condition would be required.

MAYOR BERKLEY declared the Public Hearing closed.

Motion made by Francis Allen-Palenske to Approve subject to condition(s)

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

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

## **REPORTS AND PRESENTATIONS**

54. Report by Dr. Reece Oswalt, Region 2 Superintendent, on the current educational operations in schools within the Clark County School District (CCSD) in the City of Las Vegas - All Wards

Minutes:

DR. TAMMY MALICH, Youth Development and Social Initiatives Director, advised that this quarterly report was required by NRS (Nevada Revised Statutes) 388G.630 and CCSD (Clark County School District) Regulation 2130, which would cover end of year data from the 2024-2025 school year on chronic absenteeism, suspensions and expulsions.

DR. REECE OSWALT, Region 2 Superintendent for CCSD, reported there were no notices of non-compliance or compliance disputes submitted to the district (CCSD) since the last status update. He would review disaggregated data that was presented to the Board of Trustees during the fourth quarter of 2025. Topics would include student attendance and behavior. In relation to chronic absenteeism, there was a 5.5 percent decrease in the percentage of students who were designated chronically absent with a three-year decreasing trend among all student groups. Regarding student behavior, there were 103 fewer suspensions resulting in removals from instruction with an increase in suspensions for students eligible for special education who were English language learners. There was also a slight increase in discretionary expulsions, particularly for students eligible for special education, English language learners, and black African American students.

MR. OSWALT celebrated Hyde Park Middle School student SHAHEER HASSAN, who received the Kinross Gold Star Award. In addition, Hyde Park's all-female team won NASA'S (National Aeronautics and Space Administration) TechRise challenge and would be working directly with NASA on a balloon experiment in preparation for a suborbital flight test on a NASA-sponsored vehicle. Central Career Technical Academy worked closely with CCSD Facilities and Maintenance to launch a student worker position, which had the district in the process of hiring 20 students in a variety of positions from HVAC (heating, ventilation, and air conditioning) to plumbing. Las Vegas Academy of the Arts was recognized by Magnet Schools of America as a top magnet school of excellence. Furthermore, three students achieved top honors in the Rotary 4-Way Speech Contest: EVERETT G. placed first, NADIA F. placed second, and RACHEL F. placed third. EVERETT and NADIA will advance to the regional competition, and all three students received cash prizes. Lastly, Clark High School, DECA (Distributive Education Clubs of America) had 10 first place winners at the Nevada State Career Development Conference and three first place winners at the Nevada Technology Student Association State Conference.

## **SET DATE**

55. 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.

Appeal for 25-0520-VAR1 - 3/18/2026 Council Agenda

### **CITIZENS PARTICIPATION**

56. 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:

GRACE ALBANESE believed there was a business model in the fast-food industry being used primarily by illegal Hispanics to exchange money for jobs, which she felt was doing irreparable harm to citizens. She worried that it was against the law and discriminated against hiring other races. She felt the restaurants should be taxed to deter this form of criminal behavior.

HEATHER DEGRAND advised that she was homeless and stayed at the Courtyard, noting security staff was disrespectful to residents. She witnessed residents being spoken to with aggression, profanity, and belittling language. Further, she had a personal experience of being talked down to and dismissed when trying to explain a situation, and overheard staff referring to a resident as annoying. She believed the residents were vulnerable and dealing with trauma and expressed concern that the Courtyard was creating a bad environment for people experiencing homelessness. MS. DEGRAND requested a review of the Courtyard's practices and for proper training and oversight to ensure that staff communicated professionally with residents.

CHATON DANIELS stated that she was homeless and stayed at the Courtyard, noting she identified and was born as a female. She said she encountered repeated incidents where security guards spoke to her with aggression, profanity and disrespect. Additionally, she cited an instance of being forced to change sleeping locations, and she was told to sleep in the transgender section or she had to leave. Moreover, she felt harassed on numerous occasions due to her gender, and she felt no resident should have to endure fearful events that create instability. Lastly, she requested that Courtyard employees be trained on gender identity, trauma-informed communication, and de-escalation.

### **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.**

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

Minutes:

None.

### **COUNCIL MEMBER RECOGNITION**

58. 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 KELLEY, BRUNE, DIAZ, KNUDSEN, ALLEN-PALENSKE, and SUMMERS-ARMSTRONG announced various events for February, March, and April. Some of the Councilmembers submitted flyers, which were attached as backup, regarding their events and points of interest.

The meeting was adjourned at 11:02 a.m.

Respectfully submitted:

✓ ✓

\_\_\_\_\_  
Brian Carroll, Senior Deputy City Clerk

*Chuyen LaRue*

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

Minutes Prepared by:  
Yvett Lozoya, Deputy City Clerk

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

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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

City Hall, 495 South Main Street, 1st Floor