

**MINUTES
CITY OF NORTH LAS VEGAS
CITY COUNCIL REGULAR MEETING**

October 21, 2020

Website - <http://www.cityofnorthlasvegas.com>

CALL TO ORDER

4:01 p.m., Council Chambers, 2250 Las Vegas Boulevard North, North Las Vegas,
Nevada 89030

ROLL CALL

COUNCIL PRESENT

Mayor Lee
Councilwoman Goynes-Brown
Mayor Pro Tempore Barron
Councilman Black

COUNCIL ABSENT

Councilman Cherchio

STAFF PRESENT

City Manager Juden
City Attorney Moore
City Clerk Raynor
Assistant City Manager Melesio
Assistant City Manager Goldberg
Chief Innovation Officer Gavan
Finance Director Harty
Fire Chief Calhoun
Acting Human Resources Director Olson
Information Technology Director Moriarity
Land Development and Community Services Director Jordan
Library Director Lewis
Neighborhood and Leisure Services Director Palmer
Police Captain Harris
Public Works Engineering Services Manager Hudgeons
Utilities Director Brady

WELCOME

Mayor John J. Lee

VERIFICATION

Catherine A. Raynor, MMC, City Clerk

INVOCATION

Mayor Pro Tempore Barron

PLEDGE OF ALLEGIANCE - BY INVITATION

Councilwoman Goynes-Brown

PUBLIC FORUM

Mayor Lee opened the public forum. City Clerk Raynor stated that the City received several emails and letters on Items 24 and 27 in regards to short-term rentals and the two proposed ordinances. She summarized them as follows.

Mr. Choi, no address provided, from airbnb stated they support balanced regulations, but expressed concerns that some regulations may produce obstacles to short-term rentals. He listed separation requirements, registration requirements as two obstacles.

Annette Fiala, no address provided, from Vegas Vacation Rental Association spoke in support of the short-term rental ordinances, stating the Association advocates for reasonable regulations. She asked staff to consider short-term rental certification class to the ordinances.

Stephan Kraus, no address provided, a local homeowner, stated he felt the 660-foot rule violated his property owner rights. He questioned the fairness of the process if, for example, two applications came in at the same time within the same radius and staff would approve only one.

Tyler Kirages, 985 Courtney Valley St, Henderson, sent an email in support of short-term rentals, stating it is an economic opportunity for residents and asking to have the 660-foot restriction removed and the registration period changed to be 90 days.

Paula Caballero, 1620 E Sahara, Las Vegas, President of the Nevada Vacation Rental Professionals, sent in a letter of support for short-term rentals asking for reasonable regulations, fees, education requirements, and licensing.

Marinko Jungic, no address provided, sent in an email of support. He stated he has short-term rental property in Henderson that is working well. He asked Council to provide a good screening process, make unique standards and restrictions.

Louis Koorndyk, no address provided, sent in an email of support, but asked for the registration fee to be lowered to \$300 and a reduction in the separation requirement.

Ed Uehling, no address provided, sent in an email stating the ordinance discourages home stays and damages other local industries. He recommended Council not approve the ordinances.

Minmei Yang, no address provided, sent in an email stating she was a new resident to the City, recently lost her job, and the one year ownership requirement means that she would not be able to get a STR license to supplement her income. She asked Council to reduce the ownership period and extend the term for applying.

Tom Davis, 22007 Dover Ridge Circle, North Las Vegas, send in an email asking Council to lower the one-year ownership requirement and increase the registration time.

Having no more requests to speak, Mayor Lee closed public forum.

AGENDA

1. APPROVE CITY COUNCIL REGULAR MEETING AGENDA OF OCTOBER 21, 2020. (FOR POSSIBLE ACTION)

ACTION: APPROVED AS AMENDED; ITEM 7 ALL MEAL PRICES REDUCED BY 25 CENTS PER MEAL AND ITEM 9 ADDRESS CORRECTED TO 310 E. LAKE MEAD

MOTION: Councilman Black

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

CONSENT AGENDA

2. APPROVE CITY COUNCIL REGULAR MEETING MINUTES OF OCTOBER 7, 2020. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

3. APPROVE CHANGE OF OWNERSHIP FOR A FULL LIQUOR ON-SALE BUSINESS LICENSE FOR TGI FRIDAY'S, INC. DBA TGI FRIDAYS, 7300 ALIANTE PARKWAY, NORTH LAS VEGAS, NEVADA 89084. (WARD 4-CHERCHIO) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

4. APPROVE AMENDMENTS TO THE FY2019/2020 ANNUAL ACTION PLAN INCLUDING REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN THE TOTAL AMOUNT OF \$1,970,000 TO TWO ACTIVITIES; \$1,000,000 TO ACQUISITION, REHABILITATION AND RENTAL; AND \$970,000 TO THE SMALL BUSINESS FORGIVABLE LOAN PROGRAM TO BUSINESSES IMPACTED BY COVID-19; AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO APPROPRIATE AGREEMENTS OF APPROVED PROGRAMS AND PROJECTS AS REQUIRED AND ADMINISTRATIVELY APPROVE ANY REVISED FINAL FUNDING ALLOCATIONS OR CONTRACT AMENDMENTS AS NEEDED. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: APPROVED AND AUTHORIZED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

5. APPROVE LANDSCAPE CONVERSION AGREEMENT WITH SOUTHERN NEVADA WATER AUTHORITY FOR TURF REMOVAL AT ALIANTE GOLF COURSE WITHIN APN 124-17-312-003 IN CONNECTION WITH THE WATER SMART LANDSCAPES PROGRAM PROVIDING FOR AN INCENTIVE PAYMENT OF \$193,107. (WARD 4-CHERCHIO) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

6. **APPROVE SECOND AMENDMENT TO COMMUNITY CORRECTIONAL CENTER FOOD SERVICES AGREEMENT WITH SOUTHERN NEVADA JOINT MANAGEMENT CULINARY & BARTENDERS TRAINING FUND, DBA CULINARY ACADEMY OF LAS VEGAS IN AN AMOUNT NOT TO EXCEED \$230,000 OVER A FOUR-MONTH PERIOD TO PROVIDE FOOD SERVICES FOR INMATES AT THE NORTH LAS VEGAS COMMUNITY CORRECTIONAL CENTER. (CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

7. **AWARD REQUEST FOR PROPOSAL NUMBER 2020-005 AND APPROVE COMMUNITY CORRECTIONAL CENTER FOOD SERVICES AGREEMENT WITH SOUTHERN NEVADA JOINT MANAGEMENT CULINARY & BARTENDERS TRAINING FUND, DBA CULINARY ACADEMY OF LAS VEGAS WITH PRICING BASED ON AN ESTIMATED DAILY INMATE POPULATION IN AN AMOUNT NOT TO EXCEED \$2,327,284.20; \$1,070,220 FOR A ONE-YEAR TERM AND \$1,257,064.20 FOR A ONE-YEAR RENEWAL OPTION AT THE DISCRETION OF THE CITY MANAGER. (CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: AWARDED AND APPROVED AS AMENDED; EACH MEAL LOWERED BY 25 CENTS

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

8. **APPROVE FINAL ACCEPTANCE OF THE DORMITORY C SHOWER PROJECT, BID NUMBER 1590, CIP PROJECT NO. 25019 FOR MAINTENANCE AND AUTHORIZE FILING THE NOTICE OF COMPLETION. (WARD 1-BARRON) (FOR POSSIBLE ACTION)**

ACTION: APPROVED AND AUTHORIZED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

9. AWARD BID NUMBER 1613 AND APPROVE CONSTRUCTION CONTRACT WITH MMC, INC. IN THE AMOUNT OF \$1,897,289 FUNDED BY THE UTILITIES ENTERPRISE FUND FOR THE WASTEWATER RECLAMATION FACILITY SLUDGE CAKE CONVEYANCE IMPROVEMENTS PROJECT, CIP PROJECT NO. S0033. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: AWARDED AND APPROVED; ADDRESS CORRECTED TO 310 E. LAKE MEAD

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

10. APPROVE CONSTRUCTION CONTRACT CHANGE ORDER NO. 1 WITH AGGREGATE INDUSTRIES-SWR, INC. TO INCREASE THE CONSTRUCTION CONFLICT FUNDS IN THE AMOUNT OF \$100,000 FROM THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA MOTOR VEHICLE FUEL TAX FUNDS TO COMPLETE CONSTRUCTION OF THE NEIGHBORHOOD ROADWAY REHABILITATION FISCAL YEAR 2020 PROJECT, BID NUMBER 1586, CIP PROJECT NO. 10280A-20. (WARD 2-GOYNES-BROWN, WARD 4-CHERCHIO) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

11. APPROVE FIRST AMENDMENT TO THE CITYWIDE SECURITY ARMED SERVICES AGREEMENT WITH TRITON SECURITY INC., WHICH INCREASES THE AMOUNT OF THE ORIGINAL THREE-YEAR AGREEMENT FROM \$1,853,763.72; \$567,921.24 ANNUALLY PLUS \$50,000 PER YEAR FOR SUPPLEMENTAL SERVICES TO AN AMOUNT NOT TO EXCEED \$3,743,696.44; \$731,443.80 ANNUALLY PLUS \$50,000 PER YEAR FOR SUPPLEMENTAL SERVICES FOR THE REMAINING TERM OF THE AGREEMENT EFFECTIVE JUNE 10, 2020 WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR PERIODS AT THE CITY MANAGER'S DISCRETION, TO ADD SECURITY SERVICES AT ADDITIONAL CITY FACILITIES RELATED TO THE COVID-19 PUBLIC HEALTH EMERGENCY. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

12. APPROVE PROFESSIONAL LANDSCAPE ARCHITECTURE SERVICES AGREEMENT WITH LAGE DESIGN, INC., IN AN AMOUNT NOT TO EXCEED \$170,000 FROM SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT FUNDS FOR THE KIEL RANCH HISTORIC PARK - PHASE 4, CIP PROJECT NO. 10525. (WARD 2-GOYNES-BROWN) (FOR POSSIBLE ACTION)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

13. **AWARD BID NUMBER 1611 AND APPROVE PURCHASE AND SERVICE AGREEMENT WITH CARBON ACTIVATED CORPORATION IN AN AMOUNT NOT TO EXCEED \$179,345 FUNDED BY THE UTILITIES ENTERPRISE FUND FOR GRANULAR CARBON CHANGE OUT AT THE WATER RECLAMATION FACILITY FOR THE UTILITIES DEPARTMENT. (CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: AWARDED AND APPROVED

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Cherchio, Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

PUBLIC HEARINGS

14. **APPROVE AMP-08-2020 (CAREY & REVERE RETAIL BUILDING) FOR APPLICANT: AARON LEFTON TO REQUEST AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM SINGLE-FAMILY MEDIUM TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAREY AVENUE AND REVERE STREET, APN 139-15-401-006. (WARD 2-GOYNES-BROWN) (FOR POSSIBLE ACTION)**

Land Development and Community Services Director Jordan read the title into the record. Mayor Lee opened the public hearing.

Aaron Lefton, 15206 Ventura Boulevard, Sherman Oaks, CA represented the applicant and said he was available for questions. Having no requests to speak, Mayor Lee closed the public hearing.

Councilwoman Goynes-Brown stated that there were two neighborhood meetings with most comments in regards to condition number 2. She said her comments for this item are the same for Item 15. She said that this a small space that is more appropriate for commercial retail space that for residential and when developed would be enjoyed by the surrounding residents.

ACTION: APPROVED AMP-08-2020

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

15. APPROVE ZN-13-2020 AND PASS AND ADOPT ORDINANCE NO. 3044, AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 1.22± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM AN R-1 SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD / PID PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-13-2020, CAREY AND REVERE RETAIL BUILDING), CONSISTING OF ONE 8,384 SQUARE FOOT RETAIL BUILDING FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAREY AVENUE AND REVERE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (WARD 2-GOYNES-BROWN) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read ZN-13-2020 and Ordinance No. 3044 into the record as published online.

Mayor Lee stated that the presentation and the comments on Item 14 were the same for Item 15. City Clerk Raynor noted that the City received 9 returned public hearing notices in support of the project and 9 in opposition. Mayor Lee opened the public hearing and having no requests to speak closed the public hearing.

ACTION: APPROVED ZN-13-2020; PASSED AND ADOPTED ORDINANCE NO. 3044

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

16. APPROVE AMP-09-2020 (MARTIN LUTHER KING & CORALIE) FOR APPLICANT: LGI HOMES-NEVADA, LLC TO REQUEST AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL AND MIXED-USE NEIGHBORHOOD TO SINGLE-FAMILY MEDIUM ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L KING BOULEVARD AND CORALIE AVENUE, APNS 139-04-311-024 AND 139-04-416-004. (WARD 2-GOYNES-BROWN) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read the title into the record. Mayor Lee opened the public hearing. City Clerk Raynor noted that the City received one return public hearing notice in support of this project and none in opposition.

Bob Gronauer, Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, represented the applicant. He described the property boundaries. He shared that

previously this was an infill project with approvals to develop it as multi-family. He stated that project did not proceed. He stated that this applicant is to develop the entire property into approximately 243 homes. He added that they had the required neighborhood meetings and that the Planning Commission approved this unanimously. He stressed this would be a good fit in this area and would help support the community along Craig Road. He noted his presentation was for both Item 16 and 17.

Councilwoman Goynes-Brown stated this is a good project and she is glad that the property, that has been vacant for years, would be developed.

Mayor Lee opened the public hearing and having no requests to speak closed the public hearing.

ACTION: APPROVED AMP-09-2020

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSTAIN: None

ABSENT: Councilman Cherchio

17. **APPROVE ZN-14-2020 AND PASS AND ADOPT ORDINANCE NO. 3045, AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 36.94± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-CL SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-14-2020, MARTIN LUTHER KING & CORALIE) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L KING BOULEVARD AND CORALIE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (WARD 2-GOYNES-BROWN) (FOR POSSIBLE ACTION)**

Land Development and Community Services Director Jordan read ZN-14-2020 and Ordinance No. 3045 into the record as published online.

Mayor Lee noted the presentation and comments for Item 16 are the same for Item 17. Mayor Lee opened the public hearing and having no requests to speak closed the public hearing.

ACTION: APPROVED ZN-14-2020; PASSED AND ADOPTED ORDINANCE NO. 3045

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

18. APPROVE AMP-11-2020 (LAMB & TROPICAL, SEC) FOR APPLICANT: RJJR INVESTMENTS LLC TO REQUEST AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL TO MULTI-FAMILY ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY, APN 123-29-301-001. (WARD 1-BARRON) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read the title into the record. Mayor Lee opened the public hearing. City Clerk Raynor noted that the City received 1 returned public hearing notice in support of this item and 7 in opposition. Mayor Lee noted that the presentation and comments on Item 18 would be the same for Item 19.

Melissa Eure, 1055 Whitney Ranch Drive, Suite 210, Henderson, represented the applicant. She referred to the site plans to describe the location and conditions. She stressed that the property is an odd-shape triangular piece of land that is on Tropical Parkway and it abuts a bridge. She stressed that although this property's current land use is commercial, it makes more sense to develop it as multi-family. She stressed that there is only one road access available on Tropical Parkway and that both commercial uses and nearby residential would have to use that access point if this parcel was developed as commercial. She stressed this could pose problems. She noted that Tropical narrows down to 60 feet making it more problematic. She shared that any commercial use would have to have very large signs in order for them to be visible given the topography of the site. Finally, she noted that adding a commercial use to this problem would significantly increase the traffic counts.

As proposed, Ms. Eure stated, multi-family would be much more appropriate for the site, would create less of a traffic issue, and given there are two major arterial roads, multi-family is more appropriate. She shared that the closest multi-family from this site is approximately two miles away and this could fill a housing need in the area. She closed stating that as proposed this would be a nice infill project

Mayor Pro Tempore Barron spoke in support of the project, noting that there really is no safe way for large commercial vehicles to access the site. In response to his questions, Ms. Eure noted that in concept a commercial use could have as much as 62,000 square feet of retail on this site and that would make the traffic trip count very high. Mayor Pro Tempore Barron stated the owner could have developed fast foods pads that would have created a substantial amount of traffic and created use that was open unto the late hours. He stressed this is a remnant piece of property and multi-family that would be a good fit with nearby residential. There was discussion about two easements and how they would be landscaped.

Mayor Lee closed the public hearing.

ACTION: APPROVED AMP-11-2020

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

19. **APPROVE ZN-16-2020 AND PASS AND ADOPT ORDINANCE NO. 3047, AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 8.28± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-16-2020, LAMB & TROPICAL, SEC) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (WARD 1-BARRON) (FOR POSSIBLE ACTION)**

Land Development and Community Services Director Jordan read ZN-16-2020 and Ordinance No. 3047 into the record as published online. The presentation and comments on Item 18 are the same for Item 19.

Mayor Lee opened the public hearing and having no requests to speak closed the public hearing.

ACTION: APPROVED ZN-16-2020; PASSED AND ADOPTED ORDINANCE NO. 3047

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

20. APPROVE VAC-07-2020 (NORTH LAS VEGAS RAIL FACILITY) FOR APPLICANT: PRO TERMINAL OPERATORS LLC TO VACATE TWO ROADWAY EASEMENTS (DRIVEWAYS) AND A UTILITY EASEMENT ON LAMONT STREET; AND ONE ROADWAY EASEMENT (DRIVEWAY) ON EL CAMPO GRANDE AVENUE GENERALLY LOCATED SOUTH OF EL CAMPO GRANDE AVENUE AND EAST OF LAMONT STREET, APNS 123-29-801-005 AND 008. (WARD 1-BARRON) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read the title into the record.

Elena Arellano, GCW Engineering, 1555 South Rainbow Boulevard, Las Vegas, represented the property owner, said she was available for questions, and agreed with staff recommendations.

Mayor Lee opened the public hearing. City Clerk Raynor noted that the City received one returned public hearing notice in regards to this item and none in opposition. Having no requests to speak, Mayor Lee closed the public hearing.

ACTION: APPROVED VAC-07-2020 WITH THE FOLLOWING CONDITION:

- SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE DATE OF APPROVAL, THE VACATION SHALL BE DEEMED NULL AND VOID.

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

21. APPROVE VAC-08-2020 (PROJECT FOGHORN) FOR APPLICANT: PANATTONI DEVELOPMENT COMPANY, INC. TO VACATE ONE ROADWAY EASEMENT (DRIVEWAY) ON LAS VEGAS BOULEVARD NORTH; ONE ROADWAY EASEMENT (DRIVEWAY) ON THE SOUTHWEST CORNER OF TONOPAH AVENUE AND WOODWARD STREET; TWO ROADWAY EASEMENTS (DRIVEWAYS) ON WOODWARD STREET; AND UTILITY EASEMENTS GENERALLY LOCATED EAST OF LAS VEGAS BOULEVARD AND NORTH OF OWENS AVENUE, APNS 139-23-402-003 AND 007 THROUGH 010. (WARD 1-BARRON) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read the title into the record.

Mayor Lee opened the public hearing and having no requests to speak closed the public hearing.

ACTION: APPROVED VAC-08-2020 WITH THE FOLLOWING CONDITION:

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE DATE OF APPROVAL, THE VACATION SHALL BE DEEMED NULL AND VOID.

MOTION: Mayor Pro Tempore Barron

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

22. APPROVE ZN-11-2020 AND PASS AND ADOPT ORDINANCE NO. 3042, AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 2.37± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT (ZN-11-2020, SIENA CENTENNIAL & N 5TH) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND NORTH 5TH STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (WARD 4-CHERCHIO) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read ZN-11-2020 and Ordinance No. 3042 into the record as published online.

Mayor Lee opened the public hearing.

Ralph Murphy, Nevada Hand, and John Gustafson, Vice President of Baughman & Turner, represented the applicant. Having no requests to speak, Mayor Lee closed the public hearing.

ACTION: APPROVED ZN-11-2020; PASSED AND ADOPTED ORDINANCE NO. 3042

MOTION: Councilman Black

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

23. APPROVE ZN-12-2020 AND PASS AND ADOPT ORDINANCE NO. 3043, AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 9.93± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT (ZN-12-2020, SIENA CENTENNIAL & N 5TH) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND NORTH 5TH STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (WARD 4-CHERCHIO) (FOR POSSIBLE ACTION)

ACTION: APPROVED ZN-12-2020; PASSED AND ADOPTED ORDINANCE NO. 3043

MOTION: Councilman Black

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

Land Development and Community Services Director Jordan read ZN-12-2020 and Ordinance No. 3043 into the record as published online.

Mayor Lee opened the public hearing.

Ralph Murphy, Nevada Hand, and John Gustafson, Vice President of Baughman & Turner, represented the application. Having no requests to speak, Mayor Lee closed the public hearing.

24. APPROVE ZOA-02-2020 AND PASS AND ADOPT ORDINANCE NO. 3040, AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE (ZOA-02-2020), RELATING TO PERMITTED USES TO ALLOW SHORT-TERM RENTALS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CITYWIDE) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read ZOA-02-2020 and Ordinance No. 3040 into the record as published online.

Director Jordan provided history on short-term rentals (STR) in the valley, stating the City had approximately 350 operators a year ago and that only the cities of Henderson and Las Vegas had existing STR regulations in place. He shared that his staff started working on STR a year ago, that they met with stakeholders and industry members with the goal of creating regulations that would ensure STR operated in the City in a quiet manner and would not disturb neighborhoods. He said that when staff met with industry professionals they recommended that the permit issued be a conditional use

permit. As proposed, he stated that the property owner would send out a good neighbor brochure and would have to do that annually as part of the renewal process.

Director Jordan explained that the 660-foot separation was consistent with similar uses in Title 17 of the City Code. He stated that the intent is not to have a proliferation of STR in one location, to require noise monitoring, and to prohibit parties, weddings and similar events at STR. He stated operators would be required to complete six action items to have an S-License, including a notarized self-inspection checklist, affidavits demonstrating compliance with homeowner association rules and installation of noise-monitoring devices. He clarified that noise-monitoring devices do not record conversations and instead only record decibel levels of noise.

Director Jordan, in response to feedback received during Public Forum, stated that operators could apply at any time for a STR license. He clarified that the 60-day registration period included in the ordinance is to give existing STR operators a 60-day grace period to apply where they can apply to have the 660-foot separation waived.

In regards to the one-year ownership requirement, he explained this was included purposefully to prevent future STR operators from buying a large number of adjacent homes and using the 60-day exclusion from the 660-foot separation requirement to circumvent the intent of the ordinance to have separation between STR units. Director Jordan thanked Principal Planner Michaels, Business License Manager Aldava, and staff for their hard work on the proposed ordinances.

Mayor Lee opened the public hearing.

Jim Eagon, 514 Rancho Del Norte, North Las Vegas, stated he has a STR property and belongs to the STR association. He said he met with members and stated the proposed ordinances and license requirements are excellent. He thanked the City for working with the industry to make this happen, to not have unlicensed operators, and to avoid problems with party houses.

Thomas Davis, 2201 Dover Ridge Circle, North Las Vegas, asked Council to lower the ownership requirements and increase the registration periods, stating that he has owned his home a short period, but would like to rent it out when he is on vacation and for those in the area who need a place to stay. He asked to reduce the separation requirement.

Dawn Christensen, 10,000 W Charleston Boulevard, Las Vegas, represented the Nevada Resort Association. She thanked staff and Director Jordan for the association being a part the process that regulates STR and preserves Las Vegas neighborhoods. Ask to have mandatory review at 6 month and year from adoption to allow for any necessary adjustments.

Julie Davies, 6070 Garden Creek Avenue, Las Vegas stated the Nevada Rental Professionals Association had a meeting where these ordinances were discussed and that there was a lot of support for them. She stated that operators would be required to adopt best practices and thereby be more neighborhood friendly. She commended Council for this work.

Ed Uehling, 3418 Oneida Way, Las Vegas, stated he approached the City a year ago to do an STR ordinance. He provided rationale why he thought STR would work in the City. After reviewing the proposed ordinances though, he asked that Council not adopt the STR ordinances. He stated the best STR law in the state is no law at all. He stated that since there were no negative incidents with approximately 350 operators in the City, then no ordinance is needed.

Councilman Black thanked staff for the proposed ordinances, stating the ordinances make sense for the City and its residents. Councilman Black stressed that the City had robust conversations and that through the process with all stakeholders produced ordinances that protect the quality of life in City neighborhoods and maintains them as safe, peaceful, and quiet communities while creating opportunities for small businesses as STR. He stressed that the City did not want to create mini-hotels and that this approach is a balanced approach. He stated the approach is well organized and structured to keep neighborhoods safe while helping legal entrepreneurs to be successful.

Mayor Lee asked Director Jordan to respond to comments received. He shared that:

- The City has no STR laws in place at this time. He stressed that if a use, like STR, is not listed in the City Code, then the use is not allowed. He stated that by adopting these ordinances the City would allow STR business to operate and make them a legal use.
- The reason for the one-year ownership is to prevent someone buying homes within the first sixty days after adopt of the ordinances and thereby avoid the required 660-foot separation.

- He stated that as envisioned, the STR would operate like home occupation license. He noted that operators already in business without a license could apply within the 60-day period to make their STR legal and ask for a waiver of the 660-foot separation requirement.
- Anyone interested in an STR license can apply at any time. The 60-day period is in the ordinance to allow existing STR operators to apply and potentially ask that the 660-foot requirement be waived. Sixty days after the STR ordinances go into effect; the 660-foot requirement would not be waived.
- Director Jordan stated the fees are based on existing fees for similar uses/permits.

Mayor Pro Tempore Barron stated the most important thing is that there is affordable housing in North Las Vegas. He stated that the community is best served when people want to invest and raise their families here. He stressed he wants to retain the small town feel. He applauded the work of the team. He stated they worked very hard to research this and to come up with the right approach for the City.

City Manager Juden read a message provided by Councilman Cherchio in regards to STR. He stated he was in favor of the ordinances and valued the extensive research that went into them. He stated he was confident in the balanced approach that included lots of collaboration with the community. He stated that this is a reasonable City policy. He noted that the City would monitor it and make adjustments as necessary.

Councilwoman Goynes-Brown thanked staff who spent hours, months, and years on this project. She repeated one of the written comments, sharing that the best kept short-term rental is the one you don't know is there. She stated the City was not trying to encourage people to buy multiple homes and run STR. Instead, she stressed this is a way for residents to supplement their incomes, but not compete with local businesses. She stated Councilman Black was a big part of this and thanked him for his hard work and for him and staff keeping the City going in the right direction.

ACTION: APPROVED ZOA-02-2020; PASSED AND ADOPTED ORDINANCE NO. 3040

MOTION: Councilman Black

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

BUSINESS

25. **RENEWAL OF EXCESS LIABILITY INSURANCE COVERAGE PROPOSAL WITH TRIDENT/ARGONAUT, BROKERED THROUGH ALLIANT INSURANCE SERVICES IN AN AMOUNT NOT TO EXCEED \$394,601 FOR THE PERIOD OF NOVEMBER 1, 2020 THROUGH OCTOBER 31, 2021 AND AUTHORIZE PURCHASE ORDER TO ALLIANT INSURANCE SERVICES IN AN AMOUNT NOT TO EXCEED \$394,601 FOR THE CITY'S EXCESS LIABILITY INSURANCE. (CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: APPROVED RENEWAL AND AUTHORIZED

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

26. **RENEWAL OF EXCESS WORKERS COMPENSATION INSURANCE COVERAGE PROPOSAL WITH SAFETY NATIONAL CASUALTY CORPORATION, BROKERED THROUGH ALLIANT INSURANCE SERVICES IN AN AMOUNT NOT TO EXCEED \$159,666 FOR THE PERIOD OF NOVEMBER 1, 2020 THROUGH OCTOBER 31, 2021 AND AUTHORIZE PURCHASE ORDER TO ALLIANT INSURANCE SERVICES IN AN AMOUNT NOT TO EXCEED \$159,666 FOR THE CITY'S EXCESS WORKERS COMPENSATION INSURANCE.(CITYWIDE) (FOR POSSIBLE ACTION)**

ACTION: APPROVED RENEWAL AND AUTHORIZED

MOTION: Councilwoman Goynes-Brown

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

ORDINANCES - FINAL ACTION

27. PASS AND ADOPT ORDINANCE NO. 3041, AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO BUSINESS LICENSES GENERALLY TO INCLUDE PROVISIONS FOR SHORT-TERM RENTALS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CITYWIDE) (FOR POSSIBLE ACTION)

Land Development and Community Services Director Jordan read Ordinance No. 3041 in the record as published online. Director Jordan read into the record recommended changes to Ordinance No. 3041. He stated the changes are to Section 2 in regards to 5.02.270 S-License fees and provided revised language to items 1 through 6 that require a notarized self-inspection checklist and that the notarized affidavit must also demonstrate compliance with the associated homeowners association or community management company.

ACTION: PASSED AND ADOPTED ORDINANCE NO. 3041 AS AMENDED;
SECTION 2 - 4.02.270 ITEMS 1 THROUGH 6 UPDATED

MOTION: Councilman Black

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

APPOINTMENTS

28. APPOINT TWO CITIZEN MEMBERS TO THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA BUS SHELTER AND BENCH ADVISORY COMMITTEE FOR A ONE-YEAR TERM ENDING NOVEMBER 1, 2021. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: REAPPOINTED RICHARD SKIPTON AND APPOINTED VINCENT RICHARDSON

MOTION: Mayor Lee

AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black

NAYS: None

ABSENT: Councilman Cherchio

29. APPOINT A CITIZEN MEMBER TO SERVE AS THE INCORPORATED CITIES REPRESENTATIVE ON THE BOARD OF SUPERVISORS OF THE CONSERVATION DISTRICT OF SOUTHERN NEVADA FOR A TERM ENDING DECEMBER 31, 2021. (CITYWIDE) (FOR POSSIBLE ACTION)

ACTION: REAPPOINTED CHRIS MAGEE
APPROVED RENEWAL AND AUTHORIZED
MOTION: Mayor Lee
AYES: Mayor Lee, Mayor Pro Tempore Barron, Council Members Goynes-Brown, Black
NAYS: None
ABSENT: Councilman Cherchio

CITY MANAGER'S REPORT

City Manager Juden stated that this meeting is the last virtual meeting of Council and that future City meetings would be open to the public. He thanked City Clerk Raynor, IT Director Moriarity and his staff, and Assistant City Manager Melesio for providing a virtual meeting space throughout the pandemic.

PUBLIC FORUM

Mayor Lee opened public forum.

Ed Uehling, 3418 Oneida Way, Las Vegas, provided comments on the recently adopted short-term rental ordinances, expressing a preference for no ordinances since those who have been operating in the past have not created any issues within the City.

Having no more requests to speak, Mayor Lee closed public forum.

ADJOURNMENT

Mayor Lee adjourned the meeting at 5:43 PM.

APPROVED: November 4, 2020

/s/ John J. Lee

Mayor John J. Lee

ATTEST:

/s/ Catherine A. Raynor

Catherine A. Raynor, MMC
City Clerk