



togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

The Board of County Commissioners of Clark County, Nevada met in joint regular session with Clark County Water Reclamation District Board of Trustees, University Medical Center of Southern Nevada Board of Hospital Trustees, and Clark County Liquor and Gaming Licensing Board in full conformity with law and bylaws of said Boards, at the regular place of meeting in Clark County, Nevada, on Tuesday, October 21, 2025:

CLARK COUNTY GOVERNMENT CENTER
COMMISSION CHAMBERS
500 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA 89106

TABLE OF CONTENTS

SEC. 1. OPENING CEREMONIES	3
CALL TO ORDER.....	3
INVOCATION	3
PLEDGE OF ALLEGIANCE	3
SEC. 2. COMMISSIONERS' / COUNTY MANAGER'S RECOGNITION	3
SEC. 3. PUBLIC FORUM.....	8
SEC. 4. AGENDA	11
SEC. 5. CONSENT AGENDA: ITEMS 8 THROUGH 39.....	13
Purchasing & Contracts.....	13
Town Services	14
Social Service	15
Aviation.....	15
Public Works	16
Real Property Management.....	17
Budget & Finance.....	17
Clark County Water Reclamation District (Board of County Commissioners sitting as the CCWRD Board of Trustees)	18
University Medical Center of Southern Nevada (Board of County Commissioners sitting as the UMC Board of Hospital Trustees)	18
General Administration.....	18
SEC. 6. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA	20
SEC. 7. PUBLIC HEARINGS – 10 A.M.	20
SEC. 8. BUSINESS ITEMS.....	23
PUBLIC COMMENTS.....	54

SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:02 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

Tick Segerblom, Chair
William McCurdy II, Vice Chair
April Becker
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Absent:

None

Also Present:

Kevin Schiller, County Manager
Lisa Logsdon, Deputy District Attorney
Lynn Goya, County Clerk
Tammy McMahan, Deputy Clerk
Emily Casimiro, Deputy Clerk

INVOCATION

The invocation was given by Reverend Cristiane.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was stated by the assembly in attendance.

SEC. 2. COMMISSIONERS' / COUNTY MANAGER'S RECOGNITION

1. Present a proclamation to Jeff Fulmer for his work on the Clark County Public Art Committee from October 2019 to October 2025.

ACTION: PRESENTED.

Attachment(s) submitted and filed with the County Clerk's Office

TICK SEGERBLOM

Good morning, Mr. Schiller.

KEVIN SCHILLER

Good morning, Chairman and Commissioners. Your first item is to present a proclamation to Jeff Fulmer for his work on the Clark County Public Art Committee from October 2019 to October 2025. Chairman Segerblom.

TICK SEGERBLOM

Mr. Fulmer, are you here? Can you come forward, please? One of the many things that Clark County does is we do culture. We have an arts commission, which is volunteers that spend a lot of hours, a lot of time involved in this process. And today, we're honoring one of the premier members of that commission who I guess is leaving us. Is that correct?

JEFF FULMER

Yes.

TICK SEGERBLOM

Jeff Fulmer. But anyway, thank you so much, Jeff, for your service. And if you want to say a few words about culture in Las Vegas, or Clark County, I should say Clark County.

JEFF FULMER

Sure. Well, I just want to thank you to the Commission and to the community for the support of the arts. I know that it brings us together as a community, it helps enrich who we are, it shares our histories. But it also is an economic driver in our community, and so I appreciate it, the support.

TICK SEGERBLOM

Thank you so much.

JIM GIBSON

Congratulations.

MARILYN K. KIRKPATRICK

(Inaudible)

JIM GIBSON

We're out of the frame.

MARILYN K. KIRKPATRICK

(Inaudible)

TICK SEGERBLOM

Thank you so much.

2. Present a proclamation to the Clark County Community Housing Office in honor of their recent award from the NACCED Awards of Excellence program.

ACTION: PRESENTED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to present a proclamation to the Clark County Community Housing Office in honor of the recent award from the NACCED Awards of Excellence program. Commissioner Gibson.

JIM GIBSON

Thank you. I'm pleased to present this proclamation to the Clark County's own Community Housing Office, recognizing them for two awards they received from the National Association for County Community and Economic Development (NACCED). Each year, the NACCED recognizes the achievements of its members through the Award of Excellence program. Clark County's Community Development Block Grant Team received an award in the community development category for their work with Nevada Partnership for Homeless Youth. Congratulations to Manager Karen Michelin, Senior Grants Coordinator Natalie Cacho, and Grant Coordinators Kent Golongco and Andy Moll. We're pleased to see, I think, Arash—Is Arash Ghafoori here?

ARASH GHAFOORI

I'm right behind you.

JIM GIBSON

Oh, I didn't see you come up. We're glad to have you here because that partnership is one that is a very special one because of the nature of the challenge that homeless youth face and present. In addition, the Community Housing Office Team was awarded in the category of innovation for significant improvements in Section 3 compliance, which ensures that projects provide economic opportunities to low and moderate income individuals. These two Clark County teams make a remarkable difference to our citizens in need.

KAREN MICHELIN

Thank you so much. We are so honored in receiving this proclamation. We're honored for the work of our community partners, particularly Nevada Partnership for Homeless Youth. We are also very proud of our own team for advancing economic opportunities for low- and moderate-income residents and thrilled for this proclamation. Thank you.

JIM GIBSON

(Inaudible)

3. Present a proclamation to recognize and honor Mari Gonzalez and Koolsville Tattoo for their contributions to the community through their Proud Partner of Foster Care partnership, which provides comfort and care to babies, children, and teens entering foster care.

ACTION: PRESENTED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to present a proclamation to recognize and honor Mari Gonzalez and Koolsville Tattoo for their contributions to the community through their Proud Partner of Foster Care partnership, which provides comfort and care to babies, children, and teens entering foster care. Vice Chair McCurdy II.

WILLIAM MCCURDY II

Thank you. Good morning. Today I have an honor of recognizing a local business that's really showing us what true community partnership looks like. We often say it takes a village to take care of our children and Koolsville Tattoo is proving that every corner of our community can make a lasting difference. Here in Clark County, there are around 3,000 children in custody in daily care of our Family Services Department.

Too many of those children enter foster care with little more than what they came, little more than the clothes on back. That's where Koolsville Tattoo stepped in. And through Clark County's Proud Partner of Foster Care Business Initiative, they launched a collection drive focused on items that bring comfort and dignity, bringing pajamas, stuffed animals, and diapers, wipes, and other essentials. This isn't a big corporate campaign; it's a grassroots act of compassion from a small business that wanted to give back.

Owner Mari Gonzalez and their talented artists at Koolsville use their platform to uplift vulnerable children during one of the hardest times in their young lives. The results were remarkable. Community members contributed 180 pajamas, 42 stuffed animals, 100 personal care items, and nearly 40 boxes of diapers and wipes. The items collected will be distributed through Peggy's Attic, the Clark County Family Service Donation Center. Peggy's Attic creates special care packages with essential items for children when they're first placed into a safe and loving home.

I also like to thank Councilwoman Olivia Diaz for our partnership with Koolsville and our county team that made this effort possible. These types of collaborations are what makes our community so special. And on behalf of the Board of Clark County Commission, I'm proud to present Koolsville Tattoo, recognizes them for their generosity, their compassion, and their commitment to making a difference in the lives of children and foster care. Congratulations and thank you for stepping up for our community.

UNIDENTIFIED SPEAKER

We would just like to thank Clark County Family Services, the City of Las Vegas, and Peggy's Attic for helping us to make a difference in so many young foster kids' lives. I also want to thank our team of tirelessly working artists that donated their time and their supplies to the cause. We just wanted to make sure that all of these children—make sure that they know that they're seen and not forgotten. And we just can't thank you guys enough for allowing us to help make a difference.

WILLIAM MCCURDY II

Thank you.

MARI GONZALEZ

Thank you. Thank you very much.

4. Recognize Clark County employees who have been selected as Clark County Value Champions.

ACTION: RECOGNIZED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to recognize Clark County employees who have been selected as our Clark County Value Champions.

(Video Presentation Begins)

ERIC HUSSON

My name's Eric Husson. I'm a Captain on the Clark County Fire Department, and I'm nominating Chaplain Michael Courtney for the Value Champion Award because I believe Mike Courtney is the epitome of self before others. I've been on the Fire Department for 24 years, and I've worked with Mike for about 20 of them, so I've got to experience his work ethic, his compassion, his integrity the entire time. I believe Mike

absolutely encompasses all the values of a Value Champion. Congratulations, Mike. We're super proud of you, and we love you.

JAMIE BERNARD

Hi, my name is Jamie Bernard. I am a Senior Human Resources Analyst in the Human Resources (HR) Department for the TAIT (Talent Acquisition and Innovation Team) Team. I nominated Melonie Maxwell for the Value Champion Award. The reason I nominated Melonie is because she truly embodies the core values of Clark County every single day. She's definitely been a mentor to me since I started a little over a year ago, and she has been so kind, and patient, and understanding in helping me through that journey. She constantly offers to help people provide support. She has a long history of that with Clark County. She spent many years working for the Department of Juvenile Justice and working at Child Haven on the weekends. And then she came to the government building, so we're very lucky to call her a member of the TAIT Team now. Our team would not be the same without her. She's such an amazing individual, and I can't think of anyone more deserving for this award. So, congratulations, Melonie.

(Video Presentation Completed)

KEVIN SCHILLER

How about those Clark County employees? Yay. So, I'm going to mix it up a little this time. So first, Fire and HR, two key departments for us. Obviously Fire keeping us safe, and HR, and they got to hire people and they're constantly working, so I want to recognize them. We had some events this past weekend, or Thursday. We had our farmer's market and I had tons of employees that were out there. Thanks to Commissioner Kirkpatrick and all she did with that. And it was nice to see all the employees in the departments. Then we had a Hispanic Heritage event that happened on Saturday. More employees, and I got to spend more time with them. And then we had our Trunk-or-Treat, where we had thousands in attendance.

So, I just want to highlight for our 38 departments how important you are and how special it is for all the work that you do. We don't get to recognize you enough. So, I really wanted to take this time to just do a shout-out. It's been really enjoyable to see all of you out of the work environment, but in the work environment also. I know how hard all of you work. So, with that, congratulations. And I don't know if Commissioner Segerblom, if you'd like to say a few words?

TICK SEGERBLOM

Thank you. I'll turn it over to Commissioner Kirkpatrick. She's always a loss for words.

MARILYN K. KIRKPATRICK

Well, on the cuff, here's what I would say, one, people don't realize how important our county employees are and what they do. They are changing lives every single day, whether it's Fire, HR, any other department, we have 38 departments, RPM (Real Property Management), you could go down the list and they really do yeoman's work. And I don't think that we ever tell the story well enough. But know from the bottom of my heart, Value Champions really mean something, and we treasure those employees that stand out and go above and beyond. So, congratulations and hope I did you justice.

KEVIN SCHILLER

Thank you.

SEC. 3. PUBLIC FORUM

5. Public Comment

TICK SEGERBLOM

All right. I think this is the first period for public comment. Anyone wishing to speak on an item on the agenda, come forward now and speak. But identify the item you're speaking about, and also state your name, and spell your last name.

MINJA YAN

Hello? Yes, good morning, Chair and Commissioners. My name's Minja Yan, M-I-N-J-A, Y-A-N, and I would like to speak about agenda Item 46 about the federal land availability study. Although I agree with some of the data that this presentation provides, such as there are a lot of 50-year-old buildings that will allow us to have good opportunities for redevelopment and infill development project. And the data about multi-family development generates 218% more units per acre, which means we really need to do a zoning reform to allow higher density development throughout the valley.

But I just want to point out a few things, so maybe to provide a broader perspective to the Commissioners, and maybe you can ask some of these questions when you're hearing the presentation. The first thing is I'm very concerned about water. The presentation doesn't mention about water, and I know that 40% of the water used in Southern Nevada is indoor, and those indoor-use water will be recycled back to Lake Mead. But 60% of the outdoor-use water is not being recycled back to Lake Mead. And we're still dependent on the negotiation outcome with the other states to see how much allocation we will face cut from the Colorado River in the next 20 years.

And the second things I want to mention is about transportation. Affordable housing without public transit is not real affordability. So, selling out more public lands in the outskirts of the valley for low-density sprawl development will constrain our transportation infrastructure such as road and transit. And RTC (Regional Transportation Commission) is facing financial constraints on their budget. Even though SNPLMA (Southern Nevada Public Land Management Act) was passed in 1998, 30 years ago, when Vegas did not have a drought problem and when our population was only 400,000 people, and when we were not the second fastest-warming city in the country. And even though those sales from those lands will go to a special Nevada account, but those funds don't go to road, fire stations, police substations, and all the infrastructure we need to build a complete community.

SNPLMA made today's Vegas possible, but looking forward to the next 30 years, we really need to come up with a different strategy that will allow us to grow sustainability, and it's time to build up not out. The one thing that is limiting us from growing is not the viable public lands we have. Nobody looks at Miami Beach and say they're being constrained by water, and let's pave over it. It's the fact that Las Vegas is the only metropolitan city in the entire mountain west that does not have a mass public transit system. So, we want more housing, we want more growth, we want more businesses, and we want our community continue to thrive. So, Phoenix is hotter than Vegas, they have a 39-mile light rail system with 49 different stations. Let's build a light rail throughout the valley, connect to major destinations like the airport, the stadium, and UNLV (University of Nevada, Las Vegas), so we can all go support UNLV football without being stuck in traffic. Thank you.

TICK SEGERBLOM

Thank you.

DAVID ARMOUR

Hello, my name is David Armour, D-A-V-I-D, A-R-M-O-U-R, and I'm a part of the Sierra Club, but I'm going to speak on behalf of myself today. And I was going to talk about the agenda Item 46 and urban sprawl.

JIM GIBSON

Great. If you want to, you can actually stand up and just move that microphone. My back will feel better if you'll do that.

DAVID ARMOUR

Oh, sorry. Thank you. And I don't have as many statistics as Minja does, but my own personal anecdote, I was almost a little late today because of traffic. And I was wondering why there was so much traffic on I-95 coming south today, and I looked it up, and yeah, there's accidents all over the place. In fact, as I was looking it up, there are four injury accidents this morning and also a fatality at like I-215. And I wonder how much choice they had in transportation? And so, I implore you that I hope that we can look for more ways of moving our people around the city. We don't need to have so much urban sprawl and rely on our vehicles so much. Hopefully, we can build more intelligently, building up and building our infrastructure in the Las Vegas Valley. Thank you.

TICK SEGERBLOM

Thank you.

AARON HARRIS

Morning, Chair, Members of the Board. My name is Aaron Harris, common spelling for each. I live down in Henderson, and I also want to speak on agenda Item 46. I appreciate that this body is concerned about our region's economic future, but I want to address the premise that our continued economic growth depends on the immediate large-scale transfer of federal land into local hands for sprawl development. The argument that suggests that we are running out of land and showing progress bars, showing how much of that land has already been developed, paints a false picture of the economic opportunity we have with the land that we already have. We started with the same amount of land 30 years ago, and we still have that land. It's not like the water, which has drastically reduced since we started our development here in the valley.

And so, I want to make sure that we are painting a full picture of what's needed for our economic future. It's not just land, it's increased transit options. I'll speak on my personal behalf. I left at 7:15 a.m. this morning to arrive here. I took the bus, it took about an hour on the bus, and about 30 minutes of biking both for the first and last mile. And transportation's mentioned a lot here because it really is the bottleneck to being able to densify. We see similar cities, Denver, Salt Lake City, they're able to densify a lot larger, or a lot more, because they have that light rail spine that allows people to get to jobs, and to work, and to visit friends and family without having to get behind the wheel of a car. And we know that costs for car ownership in the valley are much higher than we see in similar cities, partially because people lack that option in how they get around.

And so, like I said, I want to make sure that we're taking into account not just the land, but also the water, and the cost of that infrastructure as we sprawl out. We are struggling to maintain the only infrastructure we have. We spent a lot of money, and we are facing funding shortfalls as Minja mentioned, both in RTC, but also when we look at the state level budget is also facing budgetary issues as much of that federal funding is being cut. So, it's really important that we not just prioritize smart development, but actually codify that to make that the default, as opposed to one-off projects here and there that look like smart development. It really has to be a regional master plan that makes smart growth the default. So, I want to thank you for your time today.

TICK SEGERBLOM

Thank you.

DAN TUNTLAND

Dan Tuntland, on behalf of myself, a private investor of real estate and land and broker, and on behalf of my role at the university foundation and on the lead council of advisors, Item 46, I completely support Dr. McCoy's presentation, which you'll see shortly. Using Phoenix is a great example. They have land, we don't. We lose lots of businesses and development and housing to not having land, which they get. Our housing prices are higher because of our scarcity of land and scarcity of homes, and the prices go up, and that hurts every single income level in the valley. So, thank you very much for your time, and I look forward to the presentation.

TICK SEGERBLOM

Thank you.

STEVE PHILLIPS

All right, my name is Steve Phillips. I'm here on behalf of myself and other small businesses in my area. I guess this goes with the transportation agenda. I was wondering if the county has anything as far as relief for the small businesses that are affected by the road closures from F1 (Formula 1). Because I'm on Flamingo Road, and for us mom and pops, we get hammered every year. And business is crazy down because nobody could get to us, or everybody avoids the area in general throughout the month of September to December. Which for a small business, we can't take a 30% to 40% decline. And small business kind of like the backbone of every city. You know what I'm saying? So, I'm trying to see if there's any type of relief fund that the county has for us, or anything like that?

TICK SEGERBLOM

We're not allowed to respond during public comment, but if you want to reach out to one of us, we'll be happy to deal with it.

LOUISA MESSENGER

Good morning, everyone. My name's Dr. Louisa Messenger, that's M-E-S-S-E-N-G-E-R. I'm one of the Assistant Professors at the School of Public Health at UNLV, and my background is in the control and surveillance of mosquito-borne diseases. I'm here to speak to agenda Item 50. And I want to give you the public health context for why now is the time that we need to have coordinated mosquito abatement here in Clark County, Nevada.

Essentially there's two issues, there's two separate mosquito issues that are ongoing. We have had transmission of West Nile virus by a particular set of mosquitoes here every single year in Clark County since 2004. This is an entirely preventable disease if we were to do vector control. Unfortunately, it's a very nasty condition that can become neuroinvasive, and it affects the elderly and the immunocompromised, the most vulnerable members of our population here.

Last year, because of the increasing urbanization and climate change here in the valley, we set the records for numbers of mosquitoes that were found infected in the U.S. Southwest here. We set that precedent here in Nevada. We don't want to do that. The second issue that we have here, and the reason why there is this growing consensus for the need for mosquito control here is because in 2017, a different mosquito invaded Clark County. Initially, it was confined to just six zip codes, but by 2021, it has now become explosive across the valley. It's reached 82 of our zip codes, and this mosquito will continue to spread.

The females that bite and take blood from our community members every two to three days, this species is very aggressive, very persistent. If you've ever swollen up after a mosquito bite, it's most likely from this particular type. Now, this species isn't transmitting any diseases here locally yet, but we have an entirely transient population of close to 50 million tourists that are coming through our doors every single year. This particular mosquito can transmit several nasty viruses, dengue, yellow fever. I think we all remember the epidemics of Zika a few years ago. Chikungunya. All of these are nasty conditions that are entirely preventable. Currently, this mosquito is just a biting nuisance, but as it continues to spread and as individuals come in from other parts of the planet, because we really are just one plane ride away from other pathogens coming into our communities, this will continue to be an increasing issue.

TICK SEGERBLOM

Thank you. And just for the record, the professor is a world expert on mosquitoes. So, when she speaks, listen.

DAVID BROWN

Good morning. My name's David Brown, D-A-V-I-D, B-R-O-W-N, I'm here on behalf of myself, I live at 3345 Clandara. I'm here to talk about Item 50 as well, mosquitoes. I want to support everything the good doctor just said. She is an expert, she's very knowledgeable about this.

Two years ago, I gave a presentation to the Southern Nevada Health District (SNHD) regarding this issue of mosquitoes. At that time, the issue was not as big as it has become, but I did stress at that point that it was going to get worse, and I'm very happy now that this Board is looking at the options of what can be done to help it be abated. I think 308 is the right way to go. Hopefully, that will allow a comprehensive, proactive mosquito control special district that can alleviate the issues that we're now seeing with both the aedes aegypti as well as the culex quinquefasciatus. One can transmit West Nile virus; the other one can transmit all the diseases that she just mentioned. So, I look forward to the discussion, and I hope we can make something happen here sooner rather than later. Thank you.

TICK SEGERBLOM

Thank you.

AL ROJAS

Very brief. My name is Al Rojas, and I live in Sunrise Manor. You know these mosquitoes can become a big problem. I know Tick's going to laugh at this, but that's why I left Orange County. The mosquito bites were huge. I was getting bites, and it was a disaster. And it'd be windy, and these mosquitoes, they'd be able to go through the wind, and they'd bite you. And they'd hide underneath the car, underneath your car seat. And I've been getting a little bit of mosquito bites; they've been picking up. But if these guys are talking about that, they know what they're talking about, just to let you know. All right, thank you.

TICK SEGERBLOM

Thank you. All right, that closes the period of public comment and turn it over to the County Manager.

SEC. 4. AGENDA

6. Approval of Minutes of the Regular Meeting on September 16, 2025. (For possible action) (Available in the County Clerk's Office, Commission Division)

ACTION: APPROVED.

KEVIN SCHILLER

Commissioner, going to move on to the agenda. Item 6 is approval of the minutes of the regular meeting on September 16, 2025.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the meeting minutes from September 16, 2025.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

7. [Approval of Agenda with the Inclusion of Any Emergency Items and Deletion of Any Items. \(For possible action\)](#)

ACTION: APPROVED (ITEMS 9, 16, 45, AND 48 DELETED FROM AGENDA).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Your next item is approval of the agenda with the inclusion of any emergency items and deletion of any other items. Staff is requesting that Items 9 and 16 be deleted under your consent agenda. Staff is requesting that Items 45 and 48 under the business section be deleted.

MOTION

WILLIAM MCCURDY II

With those changes read into the record, I move approval of the agenda.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM
That motion passes.

SEC. 5. CONSENT AGENDA: ITEMS 8 THROUGH 39

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, we can now move to the approval of your consent agenda consisting of Items 8 through 39. Items 9 and 16 have been deleted.

MOTION

WILLIAM MCCURDY II

With that said, I move approval of our consent agenda.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft
VOTING NAY: None
ABSENT: None
ABSTAIN: None

TICK SEGERBLOM

That motion passes.

Purchasing & Contracts

8. Approve the termination of the Contract with IHP LLC dba McDermott's Funeral & Cremation Service, for RFQ No. 606490-22, for Burial and Cremation Service; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

9. Approve and ratify an Amendment to the Contract with The Burdette Agency, Inc. dba North Star Place Branding & Marketing, for CBE No. 607232-24, for Marketing Services; and authorize the Chief Financial Officer or her designee to sign the Amendment; or take other action as appropriate. (For possible action)

ACTION: DELETED FROM AGENDA.

Attachment(s) submitted and filed with the County Clerk's Office

10. Approve an Amendment to the Task Order RP.A0324001 for James Regional Sports Complex: Softball Complex with Design Vision, Inc. dba SLA Land Architects, for SOQ No. 607190-24, for Master Services Agreement; and authorize the Chief Financial Officer or her designee to sign the Amendment; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

11. Approve an Amendment to the Task Order RP.E0124002 for Hollywood Regional Park Sports Complex Phase II with Welles Pugsley Architects, LLP dba Simpson Coulter Studio, for SOQ No. 607190-24, for Master Services Agreement; and authorize the Chief Financial Officer or her designee to sign the Amendment; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

12. Approve the Task Order RP.C9D24056 for Mt. Charleston Fire Station Replacement Design with Carpenter Sellers Del Gatto Architects, PC dba Carpenter Sellers Del Gatto Architects, for SOQ No. 607190-24, for Master Services Agreement; and authorize the Chief Financial Officer or her designee to sign the Task Order; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

13. Approve an Amendment to the Contract with Oracle America, Inc., for CBE No. 605910-21, for Oracle Master Agreement; and authorize the Chief Financial Officer or her designee to sign the Amendment; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Town Services

14. Note for the record the following Town Advisory Board (TAB) and/or Citizens Advisory Council (CAC) Minutes: Bunkerville TAB - September 11, 2025; Lone Mountain CAC - September 9, 2025; Moapa Valley TAB - August 13, 2025; and Whitney TAB - September 11, 2025.

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Social Service

15. Approve and authorize the submission of a grant application to the U.S. Department of Housing and Urban Development (HUD) for the Southern Nevada Continuum of Care (CoC) Planning Project, by Clark County Social Services (CCSS), in the amount of \$1,300,000, to provide planning activities toward implementation of the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009; and authorize the County Manager, or his designee, to accept any grant funds awarded and continue funding (1) Full Time Limited Perm Management Analyst II (C29) and (1) Full Time Limited Perm Sr. Grants Coordinator (C30) or equivalent position. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

16. Approve and ratify the acceptance of \$15,000,000 in State General Fund funding, allocated to Clark County for FY26 and FY27 through AB475, passed during the 2025 Nevada legislative session; and authorize the County Manager, or his designee, to execute any necessary documents related thereto. (For Possible Action)

ACTION: DELETED FROM AGENDA.

Attachment(s) submitted and filed with the County Clerk's Office

17. Approve and authorize the change in allocation of \$15,000 in Outside Agency Grant FY 2026 County Community Initiatives funds originally awarded to International Church of Las Vegas to be reallocated to their non-profit arm, Dream Center Las Vegas; and authorize the County Manager, or his designee, to execute any required grant documents, per NRS 244.1505. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

18. Approve and ratify the submission of a grant application to the U.S. Department of Housing and Urban Development (HUD) for the Youth Homeless Demonstration Program (YHDP) Homeless Management Information System (HMIS) Project, by Clark County Social Services (CCSS), for an amount of \$500,000 to provide for the HMIS software system and administration; authorize the creation of one (1) Part Time Hourly Management Assistant or equivalent position; and authorize the County Manager, or his designee, to accept any grant funds awarded and execute any necessary documents related thereto. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Aviation

19. Approve the utilization of Washington State Department of Enterprise Services Contract No. 06719, awarded to Gillig, LLC (Tyler Davis, National Accounts Sales Manager) for the Purchase of Diesel Powered

40-foot Low Floor Buses; and authorize staff to issue purchase orders, subject to approved budget appropriations; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

20. Authorize the utilization of the State of Nevada's Vehicle Pricing Agreements for the purchase of fleet vehicles and equipment in the estimated annual amount not to exceed \$2,500,000 from date of award through June 30, 2026, with the option to renew for three (3) additional one-year periods, and authorize an increase in an amount not to exceed five percent (5%) for each of the renewal terms, if exercised; and authorize staff to issue purchase orders, subject to approved budget appropriations; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

21. Approve and authorize the Director of Aviation to sign the International Ground Handling Services Provider Operating Agreements between Clark County and Ground Services International Incorporated dba DNATA (Chris Combis, Chief Commercial Officer); Worldwide Flight Services, Inc. (Michael W. Simpson, CEO); and Swissport USA, Inc. (Andrew Chevalier, Senior Vice President) to provide ground handling services to the international airlines operating at Harry Reid International Airport; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Public Works

22. Approve, adopt, and authorize the Chair to sign a resolution to adjust a flood control facility located within Assessor's Parcel Number 177-12-196-002, generally located on the southeast corner of the intersection of Warm Springs Road and Topaz Street; and authorize the County Manager to execute a quit claim deed conveying a portion of the flood control facility to the abutting property owner, Topaz 5 LLC. (For possible action)

ACTION: APPROVED (RESOLUTION R-10-21-25-1).

Attachment(s) submitted and filed with the County Clerk's Office

23. Approve and authorize the County Manager or his designee to sign Supplemental No. 9 to the professional engineering services contract between Clark County and WSP USA, Inc. (Jeffrey Douglas, Senior Vice President, Local Business Leader) for additional engineering services for the Orchard Detention Basin project from Charleston Boulevard North to Linden Avenue project. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

24. Approve and authorize the County Manager or his designee to sign a professional project administration and construction management services contract between Clark County and 4LEAF Consulting, LLC (Michael Leeper, Vice President) for construction management services on the Clark County 215 Western Beltway Trail Improvements from Fort Apache Road to Peace Way and Charleston Boulevard Undercrossing project. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

25. Approve and authorize the Chair to sign Interlocal Agreement No. 25-040IL between Clark County and Regional Transportation Commission of Southern Nevada for the Transportation Analytics Data project. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Real Property Management

26. Approve and authorize the Director of Real Property Management or her designee to sign the Lease Agreement between Clark County and Aleco Stewart Enterprises, Inc., for the lease of ±6,350 square feet of office space at the Stewart and Lamb Shopping Center, located at 4359 East Stewart Avenue, Las Vegas, NV 89110 (Assessor's Parcel Number 140-31-602-011). (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Budget & Finance

27. In accordance with NRS 244.210 and 354.220 through 354.250, approve, authorize, and adopt the Chair to sign a resolution to authorize refunds as shown on Exhibit "A". (For possible action)

ACTION: APPROVED (RESOLUTION R-10-21-25-2).

Attachment(s) submitted and filed with the County Clerk's Office

28. Approve the 2026-2027 funding allocation established by the Clark County Crime Prevention Act of 2016. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

29. Approve the designation of \$17,100,000 of the Building Fund (5340) cash balance for future capital outlay. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

Clark County Water Reclamation District (Board of County Commissioners sitting as the CCWRD Board of Trustees)

30. Approve, adopt and authorize the Chair to sign Resolution 25-005, A Resolution Extending a Pilot Program for District Participation in the Cost of Repairs of Certain Residential Laterals; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

University Medical Center of Southern Nevada (Board of County Commissioners sitting as the UMC Board of Hospital Trustees)

31. Approve and authorize the Chief Executive Officer to sign the Amendment Five to Master Professional Services Agreement and its Statement of Work, and execute future amendments within the not-to-exceed amount of this Agreement with Medicus Healthcare Solutions, LLC for locum tenens and advanced practitioners staffing services; or take other action as appropriate. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

General Administration

32. Approve and authorize the Chair to sign the correction of the 2021-2022 thru 2025-2026 Secured and the 2022-2023 thru 2025-2026 Unsecured Assessment Roll AR-1021-25-20 and order the corrections to be made. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

33. Pursuant to the Nevada Revised Statutes, note for the record that the Official Reports and Documents received from various County offices are on file in the County Clerk's Office, Commission Division.

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

34. Approve the settlement of the claim of Jessica Smith in the amount of \$75,000. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

35. Approve, adopt, and authorize the Chair to sign a non-binding affordable mortgage lending letter of intent and related term sheet between the County and WaFd Bank to provide home mortgages to income-eligible individuals in their purchase of homes under the County's Welcome Home Community Land Trust; and authorize the County Manager or his designee to approve and execute any amendments and other documents related thereto. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

36. Approve and authorize compensation for .9 additional hours of service above the approved ten for a total of 10.9 hours for an administrative hearing conducted by Administrative Hearing Officer Holly Stoberski in accordance with Clark County Code, Section 2.68.060. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

37. Approve and authorize the District Attorney's Office or its designee to sign a tolling agreement in Eighth Judicial District Court Case Numbers A-24-901019-B and A-24-902453-B. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

38. Approve and ratify Amendments 1 and 2 to accept additional funding in the amount of \$492,642 and extend the grant award period from July 1, 2025 through September 30, 2025 from the State of Nevada Department of Health and Human Services - Grants Management Unit to fund therapeutic mental health services for children and families being assisted by Clark County Family Services and authorize the County Manager or his designee to sign any additional grant documents related thereto and accept any funds awarded. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

39. Approve and authorize the report of donations by the Department of Juvenile Justice Services (DJJS) from July 01, 2025 through September 30, 2025, for the use and benefit of DJJS and the youth and families it serves. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

SEC. 6. ITEMS TAKEN SEPARATELY FROM CONSENT AGENDA

No Items were heard separately.

SEC. 7. PUBLIC HEARINGS – 10 A.M.

40. Conduct a public hearing to receive objections from the public concerning the granting of a telecommunications franchise to Teleport Communications America, LLC to provide telecommunication services in certain unincorporated areas of Clark County; and to approve and authorize the Chair to sign a Telecommunications Franchise Agreement between Clark County and Teleport Communications America, LLC to construct, operate and maintain a telecommunications utility system to provide subscription service in certain unincorporated areas of Clark County, Nevada for a term of five years, with two five-year renewal options; and providing for other matters properly related thereto. Commission District: All (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioner, it's now 10 a.m., so we can now move to the public hearing section of your agenda. Item 40 is to conduct a public hearing to receive objections from the public concerning the granting of a telecommunications franchise to Teleport Communications America, LLC to provide telecommunication services in certain unincorporated areas of Clark County; and to approve and authorize the Chair to sign a Telecommunications Franchise Agreement between Clark County and Teleport Communications America, LLC to construct, operate and maintain a telecommunications utility system to provide subscription service in certain unincorporated areas of Clark County, Nevada for a term of five years, with two five-year renewal options; and providing for other matters properly related thereto.

TICK SEGERBLOM

Good morning.

MIKE HARWELL

Good morning, Commissioner.

TICK SEGERBLOM

I'm not sure why every time I see you, it reminds me of Christmas.

MIKE HARWELL

Well, we're getting closer to that time of year. Mike Harwell for Business License. This is an application that we received for Teleport Communication America. According to state law, we posted the publication for this franchise in the Las Vegas Review Journal once a week for four weeks and posted in each town that's applicable. This is to hold a public hearing to receive any comments or objections to this franchise. We've not received anything in the mail. I don't know if anyone's here to speak on it, but after the public hearing, then we're asking for approval of the agreement.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one. We'll close the public hearing and turn it over to the Commission. Does anyone have any questions?

MOTION

WILLIAM MCCURDY II

There are no questions. I move for approval.

TICK SEGERBLOM

Okay. There's a motion to approve. Yes to vote. And while we're voting, just for the record, we are in the process of adopting some type of a fee and this will be retroactive for this particular—

MIKE HARWELL

Yes, Chair. In fact, the next meeting should have an introduction of the ordinance with the Business Impact Statement (BIS) with the public hearing two weeks after that.

TICK SEGERBLOM

Great. Thank you. Everyone vote?

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That vote passes. Thank you so much.

41. Conduct a public hearing; approve and authorize the Chair to sign a Resolution Approving the Lease between public agencies for Clark County Owned Real Property, to lease to the Board of Regents of Nevada System of Higher Education, on behalf of University of Nevada Cooperative Extension located at 1555 S Casino Center Drive, Laughlin, NV 89029, (located on Assessor's Parcel Numbers 264-12-801-008) for teaching and instruction programs for underserved youth in the Laughlin Community; approve and authorize the termination of the existing lease for space within the Laughlin Community Resource Center; and authorize the Director of Real Property Management or her designee to sign the Interlocal Lease Agreement (Interlocal) and any other documents necessary for the management of the Interlocal and to complete the transaction. (For possible action)

ACTION: APPROVED (RESOLUTION R-10-21-25-3).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to conduct a public hearing to approve and authorize the Chair to sign a Resolution Approving the lease between public agencies for Clark County Owned Real Property, to lease to the Board of Regents of Nevada System of Higher Education on behalf of the University of Nevada Cooperative Extension located at 1555 S Casino Center Drive, Laughlin, NV 89029, (located on Assessor's

Parcel Numbers 264-12-801-008) for teaching and instruction programs for underserved youth in the Laughlin Community; approve and authorize the termination of the existing lease for space within the Laughlin Community Resource Center; and authorize the Director of Real Property Management or her designee to sign the Interlocal Lease Agreement (Interlocal) and any other documents necessary for the management of the Interlocal and to complete the transaction.

TICK SEGERBLOM

Commissioner Naft, is there a presentation?

MICHAEL NAFT

Thank you, Mr. Chair. No. But I would move for the approval of the—

TICK SEGERBLOM

Well, it's a public hearing so we got to just see if anyone here wanted to speak on that item. Seeing no one. We'll close the public hearing and turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. I move for approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

42. Conduct a public hearing and approve, adopt and authorize the Chair to sign a resolution approving the issuance by the Public Finance Authority (Wisconsin), in one or more series, of tax-exempt or taxable 501(c)(3) revenue bonds in an amount not to exceed \$30,000,000 in order to (a) finance the acquisition of, and improvements to, a charter educational facility located at 2850 Lindell Road, Las Vegas, Nevada 89146 for use by Pinecrest Academy of Nevada, (b) fund a debt service reserve fund for the Bonds, (c) pay capitalized interest with respect to the Bonds, and (d) pay certain costs of issuance of the Bonds. (For possible action)

ACTION: APPROVED (RESOLUTION R-10-21-25-4).

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to conduct a public hearing and approve, adopt and authorize the Chair to sign a resolution approving the issuance by the Public Finance Authority (Wisconsin), in one or more series, of tax-exempt or taxable 501(c)(3) revenue bonds in the amount not to exceed \$30,000,000 in order to (a) finance the acquisition of, and improvements to, a charter educational facility located at 2850 Lindell Road, Las Vegas, Nevada 89146 for use by Pinecrest Academy of Nevada, (b) fund a debt service reserve fund for the Bonds, (c) pay capitalized interest with respect to the Bonds, and (d) pay certain costs of issuance of the Bonds.

TICK SEGERBLOM

Anyone here wishing to speak or any presentation? Seeing no one. We'll open the public hearing. Anyone here wishing to speak? Seeing no one. We'll close the public hearing. Turn it over to Commissioner Jones.

JUSTIN JONES

Move approval.

TICK SEGERBLOM

Is this the Boys and Girls Club?

MOTION

JUSTIN JONES

It is Lied Public Boys and Girls Club. Move approval.

TICK SEGERBLOM

There's a motion. Cast your vote. And Jessica's not here so I'll state for the record that this is not coming out of our money. This is strictly a private bond that we have to approve.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

END PUBLIC HEARINGS

SEC. 8. BUSINESS ITEMS

43. Identify emerging issues to be addressed by staff or by the Board at future meetings; receive updates on the activities of the various regional boards and commissions; and direct staff accordingly.

ACTION: IDENTIFIED/RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, it's not yet 10 a.m., so we'll now move to the business section of your agenda. Item 43 is to identify emerging issues to be addressed by staff or by the Board at future meetings; receive updates on the activities of the various regional boards and commissions; and direct staff accordingly.

TICK SEGERBLOM

Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chair. I do have two things. I have two things from the SNHD. One, everybody's aware that we did have tourists come through with measles. So, we encourage everybody to, if they see the rash, make sure that they check. Go to the doctor, go to the SNHD, and make sure that it doesn't go unnoticed. And then the second thing is, I just want a reminder, because I think there's some misinformation out there on this week's agenda for the SNHD, there is not a septic regulation on the agenda. However, people are more than welcome to speak on the second public comment. But the SNHD has postponed those, and they're going through the little over 1,000 emails that they received. Most people have received a postcard, and they will receive another postcard when and if at such time those regulations come back. Just a reminder.

TICK SEGERBLOM

Seeing no one else, then we'll turn it back to the County Manager.

44. Approve the Clark County Parks & Recreation Director's appointment of Sean Russell to the Art Committee for a three-year term ending in September of 2028 and the reappointment of Jerry Schefcik to the Art Committee for his second and final three-year term ending in November of 2028. (For possible action)

ACTION: APPROVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to approve the Clark County Parks & Recreation Director's appointment of Sean Russell to the Art Committee for a three-year term ending in September of 2028, and the reappointment of Jerry Schefcik to the Art Committee for a second and final three-year term ending in November of 2028.

MOTION

WILLIAM MCCURDY

Mr. Chair, I move approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, April Becker, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft
VOTING NAY: None
ABSENT: None
ABSTAIN: None

TICK SEGERBLOM

That motion passes.

45. Appoint a Resident Commissioner to the Southern Nevada Regional Housing Authority Board of Commissioners for a four-year term commencing on November 6, 2025, from the list of the top five candidates: Michael Dismond, Janae Scott, Tiffany Simpson, Brittany Allen, and Kimala Kimble. (For possible action)

ACTION: DELETED FROM AGENDA.

Attachment(s) submitted and filed with the County Clerk's Office

46. Receive a presentation from Dr. Shawn J. McCoy, Director of the Lied Center for Real Estate at the University of Nevada, Las Vegas on land availability and key economic considerations for housing and jobs. (For possible action)

ACTION: RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to receive a presentation from Dr. Shawn J. McCoy, Director of the Lied Center for Real Estate at the University of Nevada, Las Vegas on land availability and key economic considerations for housing and jobs.

JIM GIBSON

Mr. Chair?

TICK SEGERBLOM

Yes?

JIM GIBSON

Good morning, Doctor. I ask that this item be calendared and asked that Dr. McCoy address this. There are lots of misunderstandings out there. And we heard some of them by well-intentioned people. Sprawl is something that has been studied in this valley many times over the years. It's not what we face. It's not who we are. The availability of land is something that is suppressing the economic opportunity in the valley. It's driving housing costs to a place where we can't tolerate them anymore.

Think about cooling, and how you cool tall buildings. Today up till now, we've used cooling towers. If we decide that everything from this point forward needs to be a tall building, and we go up instead of out exclusively, then how do we cool them? The challenges to us are exacerbated because of our inability to see our way forward in terms of securing the capacity to do something with additional land that

surrounds us. And so, I'm finished. Those are the principal reasons why I asked you to be here today, Dr. McCoy. You made a presentation to NAIOP (Commercial Real Estate Development Association), and I think it was NAIOP, or the realtors, and NAIOP the other day, and it was impressive and helpful and instructive. You're on your own now.

DR. SHAWN J. MCCOY

Thank you, Commissioners. I'm going to preface this talk by saying that I'm an economist. So, this is a data talk. This is not a policy talk. I'm going to tell you what we know, and what we don't know about— Little bit closer there. Thank you. I'm going to tell you what we know, what we don't know about vacant land. And if we have time, I'm going to tell you what I think we need to know to be able to guide effective land use policy here in Southern Nevada. So, starting with the data. And anyone here is from Comprehensive Planning, the Clark County Assessor's Office, I want to thank you. They've been phenomenal at sharing access to all the underlying data we need to be able to say something meaningful about what's happening with land use in Southern Nevada.

So, I think everyone in this room at some point has worked with Clark County OpenWeb and various data providers through a licensing agreement with the Clark County Assessor. All of that data I bring down, parcel boundaries, ownership histories, construction years, all that information, and I organize it into a very effective Geographic Information Systems (GIS) database. And then I'm going to be bringing in other data sources USGS (U.S. Geological Survey) data on slope topography, ownership data from the BLM (Bureau of Land Management), and other access considerations from Comprehensive Planning.

With the basics, we're all quite familiar with this, 88% of Clark County's landmass is federally controlled. And this particular map is a map of Clark County, Nevada. And to fix ideas, everything you're seeing in red is a part of the landscape that is federally controlled. Not necessarily vacant though. This is an ownership map. In terms of vacant land, and more specifically the universe of vacant land, all of those parcels are shown on the left. So going back to the Assessor's database, any parcel coated with a vacant land use flag is here and displayed in blue. 90% of Clark County is vacant. And when I saw these two maps, I thought it'd be useful to overlay them. And so, I can do that in GIS with what's called a geometric intersection. Overlaying the universe of vacant land with a map of federally controlled land gives rise to, excuse me, a stat that I don't think has been computed yet. 94% of all vacant parcels, irrespective of development criteria, 94% of all vacant parcels are currently federally controlled. How much is developable? Well, we've got to talk about developmental factors, and the first factor we need to talk about is the Public Land Management Act.

And the first thing for the public here to keep in mind is that while we have vacant land throughout the entire county, only such parcels that are in a SNPLMA disposal area can be disposed for private development. Now, when I saw this map, I mapped the Southern Nevada Valley Disposal Boundary. I actually wanted to know how big is it. And I couldn't find the number, so I computed it myself. It's actually not very big.

So, if I take the land area of the disposal area and compute that as a share of all Clark County, Nevada, it only represents 6.3% of Clark County's landmass. So, I saw this map and that led me to ask another question. If I were to track locations of every single person living in Clark County, which I can do because I know the locations of every residential and multi-family residential housing unit, let's put them on a map and I want to see exactly where they are. So, I'm actually going to pivot to the opposite of vacant land and talk about developed land.

And so, what you're looking at on the map on the right, the map on the right shows you every single developed parcel in the entire county. And I actually color coded them for you so you can see how they

look as a function of their construction year. The map on the left is all such parcels but restricting attention to the SNPLMA Valley Disposal Boundary.

In terms of numbers, if I were to tally up every single housing unit across the entire county, that's single-family units, this is multi-family residential units, it turns out that 96% of all such units currently exist within the SNPLMA Valley Disposal Boundary. And later on, we'll talk about some potential implications. What this might mean for the viability of infill development. But one thing I want to draw attention to is Las Vegas, fairly young city we developed fairly recently. And so, in terms of adaptive reuse opportunities, half a century old buildings actually quite small in share right now, about 10% of our overall housing stock. But I took the data, and I said, "Well, where are we going to be in 13 years from now?" It turns out that the share of 50-year-old buildings is going to more than double in exactly 13 years. We should be thinking about that.

Parcel slope matters. So, to give you a sense of how we work with parcel slope, I'm honing in on the apex area up in North Las Vegas. And the map on the left shows you using data from USGS parcel slope, which ranges from 0% to 40%. In the slope product, 40% was the maximum slope I could identify across Clark County as a whole. And in terms of basic computational methods, I'm honing in on a particular parcel, APN 103-04-010-022 in red. I'm now bringing that over into Google Earth and showing you how it actually looks. That parcel is one of the biggest vacant parcels in the apex area, 826 acres zoned M2 (General Industrial), has an average parcel slope of 30%. I drove out there last weekend. It's actually quite steep.

So, when we're thinking about doing vacant land inventory, the status of vacancy versus distinguishing between vacancy and developability, parcel slope is going to be inherently important to make sure that we get this number right. I'll come back and talk about this parcel a little bit later, but keep in mind, this area has very steep slopes.

Previous studies. Looking at a wide range of developmental factors, ranging from slope to ownership considerations, privately held land, municipally owned land, federally owned land, all matter in terms of how quickly they can be delivered to the market to support development. I'm going to talk about a few key research studies. And part of the intent of this talk is to consolidate everything I've seen happening both with research I've done, as well as others, to give everyone in Nevada a sense and links to resources to understand vacant land issues.

Starting with RCG Economics, which is a vacant developable land inventory. Fantastic study. One thing I really like about this particular study is you're not just getting a number; you're getting a whole range of vacant developable land statistics. That very criteria on how we filter land, giving us a range of about 90,000 acres under least restrictive scenarios down to as little as 22,000 acres under more restrictive scenarios.

And I think one of the meta takeaways of this talk is when we move forward talking about vacant land stats, we need to really pull away from looking for a singular number. Instead thinking about things in terms of scenarios. How, for example, does vacant land stock look if we include federal and municipal holdings? And how does those stats look if we pull them out? Because there is a difference in how quickly federal land can be disposed versus, excuse me, how quickly a private parcel can be disposed.

Now, no one's really ever seen the data over time. Because we can have a meaningful dialogue about what criteria to use, what parcel filters to use. But if I fix the criteria, suppose I fix their criteria to scenario five, and then simply replicate the analysis decade by decade by decade. We're holding fixed how we do the method, but we're learning something about land dynamics. I'm going to take you back to the year 1960. And based on scenario five, everything you see here was vacant and developable in the SNPLMA

Valley Disposal Boundary as of that decade. And I want to draw attention to the bar on the left, which gives you the number of vacant potentially developable acres under that particular scenario. I'm going to very carefully take you forward in time to 1970, to 1980. Now, 2000 was an interesting decade. 52,000 acres of land were developed over that 10-year time horizon. And if I go forward 10 more years, another 60,000. 10 more years, another 23,000. And since my time working at UNLV at Lied Institute, another 9,000 acres.

Lied Center for Real Estate studying the flip side of the vacant land equation. How much land is being developed? That map you're looking at in figure 4 is showing you year by year vacant land acres absorbed for some type of development. Two things stand out. If I cut out the 2003 to 2010 time period, a period of a run-up and a GFC (Great Financial Crisis) crash, and look what happened before 2003 versus post 2010. What we're finding in the data is a 64% decline in land absorption. But concurrently, the rate at which home prices in Southern Nevada began to rise year over year, we're seeing an 82% increase in that pace. Just so that the Commissioners have a sense of where we actually developed in 2024, I went into the data and plotted every single parcel developed and then gave you a heat map to show you exactly where those parcels are being developed.

Land use considerations. So, this is a newer study. We're tracking how much land is being developed in terms of acres for single-family units as well as multi-family units. But once again, I couldn't find the numbers, so I had to compute it myself. The blue line is single-family land acreage. The red line is multi-family land acreage over time. And in terms of where we stand in terms of the allocation of single-family multi-family, of all acres of land developed right now for some type of housing, 91% of that land acreage is being used for single-family development.

In terms of the pace of units, we're seeing single-family development outpace multi-family by 881%. And as we heard from some of the public, we're seeing about 218% more units per acre when we're building multi-family. RTC, Underutilized Land Inventory. Another study on the market available to us to learn something about vacant land showing an estimate of about 69,300 acres. Here we're seeing slightly less restrictive slope considerations and also a different type of boundary. So, where RCG is looking at a broad catch all, looking at county as a whole and narrowing in, the RTC study is giving us a sense of where are these infill parcels looking at a designated infill inventory area.

Okay, population growth, so where do we stand and where are we going and how— What might this city encounter in the wake of projected population growth? Before we do that, we need to kind of set the stage in terms of real estate fundamentals. It's almost tautological. But it goes without saying, all of our jobs, my job as a professor, job as a barista at Starbucks, every job we have in town one way or the other lives within commercial real estate (CRE). We don't have jobs and employment without employment and job centers. So, to accommodate population growth one way or the other, adding jobs requires adding more commercial property for lease or use to house those jobs and create ideally higher paying jobs.

Now, here's where the story gets a little bit complicated. This is called the wage-rent trade-off. And to walk you through the basic narrative, this argument applies to a state of the world where we have significant shocks to population growth, but we do not have a corresponding response in terms of housing development or CRE development. Here's the basic story.

If I bring in say 380,000 people, a lot of population growth to a metropolitan area, but we do not add any more housing units, what do we have? We have more people coming on the market, more people looking for housing. That equates to an increase in housing demand, putting upward pressure on housing prices, upward pressure on rents. That direction. But what if we're not adding new job centers and not adding more employment centers? Think what happens on the wage side. We have more people coming onto the market. We have more people lining up looking for work. But if we don't meet the supply side, we

don't have more jobs available. More people looking for work, same stock of jobs, what happens to wages? They go down.

So, population growth is a finicky beast to handle. Because if we don't tackle what's happening with CRE development patterns and housing development patterns, we get an imbalance. Population growth driving prices up and wages potentially down as well as unemployment if we don't find a way to meet that growth. And again, almost tautological, more people, you need two things, places to live, places to work. Places to work require CRE. But here's the challenge though. In my last talk to NAIOP, I said, "We can't build high rise industrial buildings." CRE imposes a certain set of restrictions on the size of parcels we need to develop certain types of asset classes. So, when we're talking about vacant land, we now need to pivot from thinking about an overall number to how does that number look when we look at specific parcels that are big enough to support job centers and employment centers.

And this is exactly where RCG Economics 2023 study comes in focusing more on an employment land inventory. Looking at the stock of parcels left with slope assumptions that are suitable for CRE development, parcel sizes suitable for CRE development. And the main finding that pops out of the 2023 study is that under mid-scenario job growth targets, they're estimating a 470 acre shortage by 2030.

So, from my perspective as a researcher, what this means to me is five years and possibly now, I wouldn't be surprised if you start seeing large employers coming in thinking about relocating to Southern Nevada. Looking for places to develop, put their hubs, struggling to find those parcels. What does that mean? Less CRE development, less job centers, job housing imbalance.

Where do we stand? UNLV's Center for Business and Economic Research is forecasting over 380,000 people to come to Southern Nevada in the next 10 years. What do we need? We need to find places for housing, jobs, parks, schools, libraries. Oftentimes when we talk about land to accommodate people, we think about land to accommodate housing and perhaps employment use. There's more to it than that. There's a lot of other uses that we need to be able to support population growth.

Now, to contextualize that growth, the amount of additional people that are projected to come to Southern Nevada exceeds the current population of the City of North Las Vegas. It actually exceeds the current population of the City of Henderson. So, I can actually show you in a map what these two jurisdictional boundaries look like. And I'm going to do so by overlaying a map with the SNPLMA disposal boundary as well as the slope map. And that's what you're looking at right here. So, here's the boundaries of City of Henderson, the boundary of the jurisdictional area for North Las Vegas, and I've shown you slope in its native form, not a broad bucket catch-all of under 12. It's slope as it actually exists. This will give everyone in Southern Nevada a very clear idea of where our flat areas are.

Where are we? Where we are? This is research based out of Lied Center for Real Estate that took a first pass at trying to explore where we stand with respect to job-housing balance. One way of doing it is to think about what it costs to afford a median price home. Based on current real-time data, you need to earn, a household needs to earn \$119,000 a year household, all income sources combined, to afford a median price property. And for any single-earning household watching this show, that means you got to earn \$57.22 per hour. Now, many people are falling short of this income metric. And so, at Lied Center we said, "Well, what's the first thing we think people are going to want to do?" The answer is we're thinking they might be considering shifting occupation in an attempt to increase earnings to enter that market of homeownership. Which is why our study did two sides of the equation, what's happening with sort of earnings, but what's happening with occupational opportunity?

So, we went and worked with the Bureau of Labor Statistics and collected wage data from all occupations in Southern Nevada. 627 distinct occupations. And we asked a very sort of obvious question. Out of all 627 occupations, how many of them offer an average wage that's high enough for a household to afford a median price home? And the number, which is a bit alarming, is it's only 6.1% for single earning households. Which means that if you're a single earner and you're looking for an opportunity to be able to buy a house, 6% of jobs are going to meet that threshold. Median household income. An even more basic question, how much do people earn? The number we all hear is \$80,000 a year. This is based on the American Community Survey 2024 1-year estimate, just released about a month ago.

The illusion of averages much is masked with what's happening with Southern Nevada's homeowners and renters when we report that number, and here's why. When we're talking about people thinking about buying a home, there's really two types of people: people who are currently in a home, as well as people who are currently renting that might want to aspire to homeownership. When we report median household income, we're averaging all such households together. And so, my colleague Nick Irwin and I said, "Well, what if we just pull them apart? What would the median income look amongst existing homeowners and what would the median income look amongst existing renters?" And that median income number we found is masking a stark divide between these two groups.

When we separate the two existing homeowners are earning about \$100,000 per year. Existing renters are earning \$59,000 per year. All the same data. I've just now separated it between homeowners and renters. So, what does that mean? What that means is for all the renters watching this talk, you will need to increase your income by a factor larger than what you're currently earning to meet the affordability threshold to buy single-family housing.

In terms of concluding remarks, and I want to be respectful of everyone's time, so I'm going to stop the talk here. I've laid out nine areas of research that require more and more attention that each of which will provide more insight into what's happening with Southern Nevada. And specifically the relationship between what's happening on the real estate side, my area of expertise, and key economic considerations for growth and resilience in this city. Thank you all for your time. I appreciate the opportunity.

TICK SEGERBLOM

Food for thought. Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

I have some questions. I want to ask some questions. So, let's just keep this page up for starters. What do you mean review of local regulations? Because I've been doing that since I got here for 10 years and it's never enough. So, what does that mean?

DR. SHAWN J. MCCOY

Yeah, so when a couple of things. So, we did some preliminary work working with Wharton School of Real Estate pulling data referred to as the Wharton Land Use Regulatory Index. And what we know about land use regulation is current research is suggesting that regulatory stringency broadly in the U.S. may account—

MARILYN K. KIRKPATRICK

No, no, no. I'm trying to keep my focus and I'm talking specifically about Clark County, because we just did Title 30 and spent a few years and made tons of changes. So, what specifically are you talking about for Clark County? Because here's the problem. Nationally, this is talking points, right? And I'm tired of hearing

national talking points because if you talk nationally, first, it's, oh, you got to get rid of the insulation because it's hypothetically going to cost me this.

Oh, you have to get rid of the Town Board Advisories (TAB) so that we could just streamline. Oh, you have to do this. Okay, so there are some things that we can't do in Clark County because there's tax consequences or some other things. So, I want to know specifically. And the latest one was, oh, now we don't have the workforce. Okay, what is it? Because I'm going to get to your charts in a second. What in Clark County specific? I don't care about the rest of the nation because the rest of the nation is using inclusionary zoning and maybe it's high time we have that conversation.

DR. SHAWN J. MCCOY

And I think that's the intent of bullet point eight is positioning its role as future work is I think we need enough work done in this space so that we can come to a public hearing and say, "Here's a written body of literature that outlines those specifics." I don't think there is enough work that allows us to have the clarity and dialogue with exactly what those things mean. We've seen certainly improvements, changes in how we're thinking about zoning with respect to it was I believe AB241. Relaxing zoning considerations for commercial parcels with the exclusion of industrial parcels for multi-family mixed use development. But in line with the nature of the slide, I think my point is, is we need to be able to flesh that out so that—

MARILYN K. KIRKPATRICK

We did flesh it out. We spent thousands of dollars of taxpayer money to do Title 30. We flushed it out. Okay, next one because I'm not going to be happy with your answer regardless of what you tell me. So, the next one is on your charts, there is no— And I've lived here most of my life, right? Been here since elementary school. Nowhere in your charts does it talk— And ironically, I was at NAIOP recently and I was told that they can't build more family development multi-family because it's too expensive to borrow money. And affordable housing has also told us that too, right? I can't fix that. That's not anything I can do. And so you know listen, I would tell you that a lot of multi-family is owned by hedge funds today, and I brought it up more than once.

You know people are living in an apartment paying property tax, which is not fair. People are paying water, sewer, trash, all of those things. And now the rents are going up and we've been approving a lot of multi-family and the rents are still going up. So how do you break that cycle? But nowhere in either of your charts do you take into consideration about when we were in the recession in 2008. So, it was somewhat flat, and it took Clark County about 12 years to move out of that. So why—That's not a true picture if you didn't take that into consideration because nobody was building. Quite frankly, we were all trying to get through the foreclosure process and there was so much inventory, things were going for hotcakes.

DR. SHAWN J. MCCOY

I would like to ask for a bit more clarification on the nature of the question, frankly. In terms of the research, we just plot land use patterns each and every year over time and just show the data. But if you have a more specific question, happy to see if I can answer it.

MARILYN K. KIRKPATRICK

No. Well, here's what I'm going to say. Maybe I'd like to have a separate meeting with you, but I just think that if you're going to do— This is my frustration. I spend a lot of time on this stuff because people cannot afford today, and we as a local government cannot continue to subsidize. We can't spend \$60 million keeping people in the rent, right? And I've been doing a lot of these meetings for years now. This is not my first rodeo because housing was not affordable in 2005 because of property tax. We've done housing study after housing study that you could just dust off. It's the same problem. It's just the number is

growing. Because to your point on the wages, we can't wage our way out of this. We just can't. So, these new people coming from out of state, they got to pay a fair wage on top of it, right?

But at the same time, I'm amenable. What can we do better? But I've been through the local regulations for 10 years and it's never enough. So, I was asking for specifics. I've been through— I see that no one's asking for SNPLMA, and we've had that discussion. The developers, there's a process that has worked since the 80s. They got to ask too, right? So, we've been on a road show trying to educate them on what that looks like.

So, I would maybe like a separate meeting because I have some—I don't like things like this with no specifics. Because you know what? I could point to 50 of these and they all say the same thing. From 1996, I lived in North Las Vegas when in North Las Vegas nobody was building. Now, I couldn't even afford to buy my own home that I've lived in for 34 years. And we are not talking about some of the infrastructure. You can bring me back that little apex thing. I know all about that. We've been talking about that since the 80s. But someone's got to pay for the infrastructure and government can't foot the whole bill.

DR. SHAWN J. MCCOY

That's right. Yeah, no, and I think your point is very well heard, frankly. Again, in the context of outlining a research agenda, when we talk about land use, I think it would arguably be incomplete if I put a slide up that didn't include regulation as part of that dialogue. That's not to say that it necessarily needs to be changed, but I think it is to say that we'd want to have that as part of the talking points, and that's exactly why it's here.

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Thank you. Thank you, Professor McCoy. Appreciate your research. I think it's very helpful. I guess here's one of my questions. We are unique in that we are completely surrounded by federal lands, but we are not unique in that we live in a valley that is surrounded by mountains. So, compare Salt Lake or Phoenix or Denver, what are they doing differently from that perspective we can do better?

DR. SHAWN J. MCCOY

I don't know. It's a great question though.

JUSTIN JONES

Who does? Who does know that?

DR. SHAWN J. MCCOY

I don't know. This topic did get brought up in a recent talk of mine and I think it's the natural starting point as well as thinking about benchmarking and understanding— I mean, addressing your question. So, the first thing we'd want to do is go on a benchmarking exercise looking at our neighbors of what's happening with topography, land use, and land policy.

But again, from my vantage point working as an academic for now going on 15 years, I've never seen a more understudied research space than land. It's quite remarkable. I mean, some of the most recent land inventories are pretty recent studies, beginning in the 2018s, 2020s. In other areas of real estate, we've had research going back to the 30s, 40s, 50s, and 60s. And so, I think in many ways, one perhaps meta takeaway of this talk is all of these questions that are coming out from the Board are laying the

groundwork for how we proceed forward to get more insightful information about what's happening in the land use space. So, point very well taken.

JUSTIN JONES

Yeah. My other question is in terms of infill opportunities and challenges, this is another one that we talk about. It was part of our Title 30 rewrite. We put some things in there that would in theory incentivize infill development. In practice they haven't. That's just the reality of the incentives that we included in there. They haven't resulted in that. So, do you have ideas for what would actually encourage infill development?

DR. SHAWN J. MCCOY

So, I'm not an infill development expert. I'll be very clear on record for that. I did include one—

JUSTIN JONES

So, who is? I'm just going to keep asking the who is then if you're not.

DR. SHAWN J. MCCOY

I would say, again, letting the academic come out of me, I don't know until I can give a specific, but what I will say is, there was one finding we had in my research that I think warrants considerations for infill development. And it has to do with monitoring the age of property in Southern Nevada. So, when I showed you that map of construction year by parcel, one thing that stood out is the central part of the valley is where all of our aging properties are.

And I think that there may be a connection between what's happening in terms of adaptive reuse and rehab on existing structures in asking a genuine empirical economic question. What role does building rehab and renovation have on the viability of proximate or adjacent infill? So, we can talk about location specific characteristics, what's happening beneath the dirt, what's happening with zoning, what's happening in parcel size for infill parcels. But if I were to tackle that question, I would also want to know what role does surrounding land use have at making it viable to develop? And I think that that could be added into that research agenda to help flesh out how we think through what can we do to promote infill. Because I don't think any economists would disagree, optimizing scattered land use patterns, infill parcels, finding ways to use those is great for cities.

I mean, most cities function extremely well when we have dense networks where people can commute. They do. How do we get there? And I think it's going to require a very comprehensive understanding of what's happening at the parcel level. But again, where might we stand in terms of how neighborhoods evolve? Back to issues about multi-family, I think one of the challenges on multi-family is we could talk about financing considerations and cost of construction materials, but the other consideration is land costs. This is point number six. Land costs are high, almost undeniably high. And I'm not the developer, but if I were talking to one, I think they would have to ask themselves, what does the cost of land mean for the viability of building housing in a low-income neighborhood?

And if you can't do it for that particular reason, when we look at where multi-family housing is developed. We may end up in a world where the housing that we can develop can only happen in areas that can command high enough rents, high enough prices to justify input land costs, because cost of materials, cost of construction are kind of fixed across space. Same two-by-four costs everywhere we go. And once again, the realm of issues that we're confronting get very, very big because right now we need housing in areas that some of the neighbors that need the most are our lowest income communities. And the cost of those land parcels isn't as different across town as it is the cost of rents. And so that economic viability question is being stressed and becomes part of the challenge as well, yeah.

JUSTIN JONES

Thanks.

DR. SHAWN J. MCCOY

Thank you.

APRIL BECKER

I just had a question for the slide that you had previous to this one, and this may be too complicated to answer. And if it is just let me— The 6.1% of single earners that would be able to afford a home here, how did you get to that number? When you have \$119,000 a year salary, 6.1%, did you take out utilities, transportation, food? What were the things that you subtracted to be able to determine that 6.1% of people, of single income people, could afford a home?

DR. SHAWN J. MCCOY

Good question. Thank you. So just to add a bit of nuance to the actual number, the 6.1% is interpreted as the follows. It says 6.1% of occupations offer an average wage that is high enough for a single earner from the occupation to afford a median price home. That's the first part. The second part back directly to answer your question is when we look at affordability thresholds, in this case for single-family, what we're doing is we're doing a two stage process. The first process looks at all expenses to afford a property. That's mortgage estimates, utility costs, basic utility costs, insurance costs, everything that goes into that cash outflow equation from owning a home goes into the cost of housing. Then we explicitly use the 30% rule to back out how much income a household needs to afford to then get into that property, which is one particular advantage of these particular numbers is we are— I mean, on the downside it's suppressing the numbers, on the upside is when we're talking about housing cost, we're talking about the real cost of purchasing housing, which is not just the cost of a mortgage.

Now some comments we got on the staff, some said, "Well, some mortgages allow you to have up to 35% of income towards housing or more." We totally understand that, but when we're talking about housing affordability, that's different than talking about housing qualifications, excuse me, for a loan. When we're talking about affordability, we're using generally accepted principles, the 30% rule to ensure that when people do buy that property at 30% of their gross income, that then implies that if they stay within that threshold, given other considerations in the market, they'll have enough money to afford a car, to go buy food and so on and so forth. Yeah. Does that answer your question?

APRIL BECKER

Yeah. I just think that transportation is such an expensive—

DR. SHAWN J. MCCOY

It is.

APRIL BECKER

—thing that most families face that if we did have cheaper, less expensive ways for people to get around without the cost of the car, without the cost of the gas, without the cost of insurance. I just think that that affordability number would probably go up.

DR. SHAWN J. MCCOY

I agree.

APRIL BECKER

Yeah.

DR. SHAWN J. MCCOY

I wouldn't disagree with that at all. Yeah. Thinking about those specific characteristics increasingly important and ever more difficult to measure, but I wouldn't disagree with that at all. I think that we'd want to think through what exactly are people having to do to survive and transportation is one of them.

APRIL BECKER

And when you talk about other cities that are in the same circumstances as we are in a lot of other ways, that is one area that we cannot compete with other cities that have better transportation choices.

DR. SHAWN J. MCCOY

That's right. I wouldn't disagree with that.

APRIL BECKER

Yeah.

TICK SEGERBLOM

I think the question is where do we go from here? So, Commissioner Gibson.

JIM GIBSON

Thank you, Mr. Chair. One of the things that occurs to me as I look at this page and the percent of occupations meeting the thresholds in Southern Nevada kind of focuses me on business recruitment. On economic development, on doing something to diversify the economy further. And we've never really been successful at that. I remember years ago, before I was even elected as Mayor in Henderson, I was on a committee and we were working to add non-gaming jobs. And we did a really good job that year and we had bruised our chests beating them. And then the MGM Grand opened and hired 10,000 people, which completely obliterated whatever progress we thought we had made.

And over the course of time, the gaming industry is especially important to us because of the way that it feeds the economy, but all by itself it is not an industry that is going to help us solve this problem. And I've wondered as I'm sitting here whether there are some unique things that we could do that would allow us to attract businesses.

I had an industrialist from the continent of Asia, or excuse me, Africa, sitting at my desk a couple of months ago who needs 80 acres. He wants to employ 10,000 people. He needs a certain level of education. All of these things present a bit of a challenge to us, but there must be something we can do to refocus ourselves so that what we're really attracting is something that will be more impactful to these kinds of outcomes, because at the end of the day, people vote.

They do what they do in their lives based upon how good they feel about what their circumstances are. And we're not going to be able to really influence that unless we're able to do something about what a wage earner can earn here. So that's something that feels like it falls out of this conversation.

DR. SHAWN J. MCCOY

It does. And I think that in my opinion, I think the part of the answer is precisely this is, is economic development is a vital part of what we do here because it's what brings the jobs, and which helps the other side of the housing cost equation. The price of housing and wages that collide to create cost of living considerations. And the challenge with economic development is that when we bring in new jobs, can increase growth, and that increased growth on the other side of that scale is the housing demand side. More people, more jobs, increase in housing demand, can put upward pressure on rents. And so I think that the narrative is we need the jobs to help solve this equation, but when we do it, we want to be thinking about complementarity, diversification, but above all, ensuring that when we do bring in that

growth, the wages are tracking it so that growth can help the other side of that housing story, the cost of housing. Yeah.

TICK SEGERBLOM

All right. Well, as I said earlier, food for thought. I think we want to keep you in the loop and hopefully figure out how we can maybe retain you or your department or whatever. But thank you so much for your presentation and lots of questions.

DR. SHAWN J. MCCOY

You're welcome. (Inaudible).

TICK SEGERBLOM

Thank you.

47. Receive a presentation from the Regional Flood Control District about their programs and services. (For possible action)

ACTION: RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commission, we can now move back to the business section of your agenda. Your next item is to receive a presentation from the Regional Flood Control District about their programs and services.

TICK SEGERBLOM

Good morning, Mr. Trelease.

ANDREW TRELEASE

Good Morning. Good morning, Mr. Chair, Members of the Board. Thank you for inviting me to speak on my favorite subject, the [Clark County] Regional Flood Control District (CCRFCD). We've been doing this past few years talking about what's going on at the CCRFCD. This is my sixth month in the job of general manager and chief engineer. Things are going great so far. Costs are up. Revenues are down. What could go wrong? But no, really, seriously things are going really well. And Steve Parrish, the previous General Manager, did an amazing job running this organization for the last 10 years. And so, I'm very happy to be here and take the momentum forward for all the great work that he did.

Instead of just talking about where we're at right now and where we're going in the future, I thought I'd take a step back and actually, Dr. McCoy's presentation actually tied right into some of the stuff I want to talk about today. So where are we? Where do we come from? Why does CCRFCD exist in the first place? So, here's a picture, a real photo of 1950. You can see this is Las Vegas Valley. The red star in the middle there is the location of this building right here and you can see that.

So, one of the other challenges of developing land is flood control. There's washes. Las Vegas Wash goes right through down there. Las Vegas Creek just north of that, and you can see that the developed area where the red star is kind of developed around some of the major washes. Range Wash there that goes past Nellis Air Force Base, Flamingo Wash, get to that a little bit more later, to the south, Duck Creek Wash, Pittman Wash, and then C1 Channel by this remote community, industrial community out there called Basic Township now called Henderson.

So, if you zoom in a little bit, people really didn't consider flood control very much in the 1950s. As you can see here, the property there to the north, that's the El Rancho, that's the first resort on the Strip. The Flamingo Hotel right there. That's kind of the first modern hotel that we kind of know on the Strip. They built that hotel right on the Flamingo Wash, and therefore it's named the Flamingo Wash for the hotel. And that's really not a great place to build a hotel. They had engineers and they designed the building to withstand the forces of the wash every time it rained all the way out to the Spring Mountains.

In about 15 years after that, Caesar's Palace was built right across the street. And what happened? Well, the buildings were fine for the most part, although when it did rain, water got into the buildings. But for the most part, the parking lots, things like that, not good. In the 60s, 70s, 80s, not to go into too much detail, but this is the kind of scene we saw at Caesar's Palace, Flamingo Hotel. Vegas flooded every time it rained. This is not good for tourism. This is not good for anyone. This wasn't working well. They were just building, and they were just expecting it to be dry because that's where we live. It only rains 11 times a year and it doesn't flood very often, but when it does rain, as we know, it comes down all at once and floods, it's very steep. The water comes off, washes cars away, big deal. There's many deaths. There was many problems. And eventually they realize that there's something that needed to be done.

Politicians, Jim McGaughey and others in the 80s realized that we needed someone to come in and solve this problem for us. Because at the time what was the solution? Well, the federal government did look at it, and say, "Here's what we should do." The U.S. Army Corps of Engineers, this was their master plan in 1959. They said, "Well, we're going to build this huge levy outside of town." Huge. This thing would've been massive. And then a detention basin that outlet it into the Flamingo Wash and carried the flow all the way on to the Las Vegas Wash and then eventually onto Lake Mead.

Well, okay, that's great. That could work really well to protect the areas, the developed areas of town. Also out in Henderson, this community very far away, and you can see Henderson and Las Vegas. Well, there were really two separate communities at this time. Their plan was to build a detention basin out there and another wash that tied into the C1 Channel.

So, if we look at what if we had implemented that system, that really never got implemented, this was the plan and never really happened, but what would it have looked like if it did? Well, here's a modern 2025 aerial, that's the flood control that we would see if that plan was implemented. So, anyone east of Rainbow, south of Craig would've been fine unless you're too far south, maybe down to Sunset. So that obviously wasn't going to work in Henderson, just the downtown areas would've been safe.

So, for sure this wasn't ever going to really work out. Now to give them credit, they really didn't have the knowledge that we have now to know how big Las Vegas would become and how it would develop. But certainly, back then they really didn't have a good idea of what the future was for the Las Vegas valley and for Clark County in general.

So, in the 1980s, the CCRFCD was formed. In 1986, we were created. We're a distinct local agency with our own board and our chairman. And Commissioner Segerblom is also on our board as well, is here today on your Board that represent from all of the agencies across Clark County. Our main job is the planning and funding of flood control infrastructure in Clark County. We're funded by a quarter percent sales tax, which is about \$157 million for the year, for the fiscal year of 2025. Right now, we have 28 staff members and we have 7 vacancies. So quite a lot of vacancies. We've had a lot of people—we're in one of those transition periods at the district. New management. A lot of our staff, our institutional knowledge has gone in the last six months. But we're rehiring. We're staffing up and things are definitely the momentum's going. We're doing a great job of keeping up with projects.

So, let's talk a little about management. There's myself and then Brian Rowley, Deputy General Manager. He's been in the role for about two months. He's doing really good. He's a principal engineer at the district and he's taken on this role, kind of jumped up a couple spots. He got promoted from within and he's really hit the ground running and doing a good job for us. Jessica Honour our Administrative Services Financial and Budget Director. She's amazing. She does our budgeting. She does our audits. She handles the admin staff. She's just wonderful. Couldn't imagine doing this job without her. And then Dr. Tennert, our Environmental Mitigation Manager. Any environmental permitting issues, he's nationally recognized as someone that really knows his stuff. He's involved in lots of stuff across the country and really an expert in his field and handles everything that we need to do on the environmental side for our projects.

Engineering director position is vacant right now. We're trying to staff up our engineering team and eventually we'll probably end up promoting that from within. And just because I thought it'd be good to mention our Public Information Department, Michelle French and Jacob Sanders, they do our public information. Their job is to keep people away from the floods as part of not just keeping floods away from people, which is what our main focus normally is.

And on that note, what is flood control? Well, it's right there on the door. We're the CCRFCD. So people assume that we can control floods. That is actually not true. I'm here to tell you that's a big lie. We do our best to control the floods. Mostly when it rains, the water goes from the ground into one of our facilities and then through town safely into Lake Mead. But what happens, the hazard doesn't even go away. We said, "We don't even reduce the hazards." Hazard is now in a channel. It's now in a storm drain. It's now in a detention basin. If your kids are playing in that channel, if there's people living in the storm drain system, they're going to be injured or killed when those floods come, because that's where we're sending the hazard. We're putting it into these facilities and we're expecting that nobody's in there, nobody's living in there, nobody's playing in there. So, it's very dangerous.

What we try to do, what our mission really is, is to reduce the risk of damage and injury due to the impacts of flooding. And we do that by building this infrastructure, making sure that the water gets off the streets, out of people's homes, out of people's businesses, into the facilities. And as long as you stay away from those facilities, you should be safe. Then our other big goal is to keep people away from floods, and that's our public information program.

So, when we were formed in 1986, first thing we did is come up with our own plan. And you saw the plan from the Army Corps of Engineers 1960. This was quite a bit different. In 1986, we have our own master plan, our flood control master plan. These are all the facilities they said that we need to build over the next 70 plus years. Actually, so now when we do our master plan update, which we do every five years by law, this is actually the plan that we're updating. And actually if you look at it, and I can show you here on the next page. This is our current plan from 2023, actually looks pretty similar.

So, 1986, they had a pretty good idea of actually how we were going to develop and what was going to happen. So, the dark blue facilities, the lines, dark blue lines on this map represent facilities that are already existing that are constructed and working. The red facilities are projects we expect to build in the next 10 years. And the green ones are beyond that 10-year plan. So, lots of work done, lots of work still to be done. And just in case you're curious, I kind of plotted on here the original plan from 1960 from the core, what that would look like on our plan. So, there it is. So quite a bit different. Their plan was kind of followed some of the same concepts, but certainly our plan looks a lot different and has been implemented a lot differently.

So where are we right now? 713 miles of completed channels and storm drains. And the breakdown there is on the right side of the screen. The next 10 years, we plan to build another 64 miles of channels and

storm drains. And then beyond that, we'll still have 162 miles remaining as far as detention basins, debris basins, things like that. And those will collect water from a region, store them there very safely, and then release them very slowly to protect downstream properties. So those are very important facilities as part of our master plan. We have 111 of those facilities in Clark County. We have 7 proposed in the next 10 years, and that will leave 31 remaining.

Snapshot of our capital improvement program. This is really what we do. We spend a lot of our money on building this infrastructure. We have 12 projects under construction right now, another 7 that should begin soon. So almost \$200 million of projects should be under construction by the beginning of the next fiscal year or the beginning of this calendar year actually. And then design, we have 30 projects under design that we've funded. About 9 of those could also go to construction in the next few months or at least go ask for funding and then they'll be probably starting construction next spring. So, all told, almost 50 projects, \$875 million in projects.

So, this kind of goes off of, I just kind of included this. First of all, I used to do land development when I first came to the district. I reviewed land development studies. One of the roles the district plays is that anytime a project that is either in a special flood hazard area or adjacent to one of our master plan facilities, it gets approved by the county or the city. And then if it's in one of those areas, it comes to us, so we can review it too and then we concur, or maybe we'll write comments if it's something that we thought should be addressed in more detail.

So, the blue line at the bottom there is how many comments letters we wrote based on—we write comments about 10 to 15% of the time on stuff that we receive. But the yellow line is interesting because that's how many studies we received over the years. So, 2001, 2005, obviously lots of things going on and you can kind of see some trends because we can see that as development happens, then these lines kind of follow those trends, especially the yellow line on top. So, the last couple years, 2022, 2023, 2024, we're starting to see a drop-off in these letters that we are receiving. So that's a trend of heading towards less development. And so, we'll see if that trend continues, hopefully it won't. Obviously, the economy is not doing as well as we like it to right now, and that can be seen here on this.

Here's our revenues, our sales tax revenues since inception. You can see around 2005, we had the big mortgage bubble. Things were going great. Then it crashed. That's that hump in the middle. Then things got steady again for about the next 10 years. And then of course, COVID happened 2020. That's our check mark there. So, then our revenues started increasing quite a bit after that. And in the last couple years though now kind of leveled off. There's a little glitch at the very end, but that was more of an accounting thing. So, the important thing is that we received about \$157 million in revenue for fiscal year 2025, which is still very strong and that's allowing us to put a lot of projects in the ground.

But here's the slide we get to brag about my organization, which I love to do. We spend, you can see here, maintenance. 8% of our historical revenues on maintenance. Debt service and pay as you go, that's design and construction of flood control facilities. Operations are our professional services contracts, our building, our salaries for our employees. So, we only spend historically 6% of the money that we receive on our operations. To put it another way, 94% of the money that we receive is gone towards the design, construction, and maintenance of flood control facilities.

So, snapshot in time again for this is our budget for fiscal year 2026. We're estimating around \$160 million in revenue from sales tax, which would be a slight increase from last year. But we're being optimistic a little bit. We're hoping the economy will bounce back and that we'll get a little bit more money. It's only about 1.5% growth to get to that number. So as long as things can turn around and be a little bit positive, then we think we can hit that number. Expenditures, most of this money is for projects

that we've already opened, contracts that we've already signed, that we have to finish the projects off. But you can see here that we have about \$400 million in pay as you go. Those are projects that are either already under contract or that will be coming in the next year.

So, I thought I'd talk a little bit about some special projects that the district is doing. So, if I haven't made this clear, our major function is designing, constructing, you know, funding projects for flood control. But we also have other projects that we do that we think can help the engineering community that can help the community at large. One of them is our drainage design manual, the CCRFCD. We're the keeper of the design manual. So, every time a private developer or a public project is built, the drainage design, they go use this manual all across Clark County all across the different jurisdictions. It works really well. We decided that we would update it. It hasn't been updated in a while, and you'd be surprised how many things need to be changed when you update a manual that's 25 years old.

We're looking at the text, I mean, there's a lot of references, I mean, computers weren't even used very much back then. So, every equation, there's been equations superseded, there's been references that are no longer valid. So, it's a huge effort. Another thing that we learned is when we started this project, we wanted stakeholder engagement. And if you're serious about stakeholder engagement and you're serious about hearing all the voices and responding to them all, that it's going to add a lot of time, and a lot of money to your project. However, we think that was the right way to go. All the engineering teams, the developers, environmentalists, we've invited everyone to the table.

One of the great things about COVID that happened is virtual meetings so now we have stakeholder meetings where we have 30 to 50 people on that are experts in this field. They can give their feedback, we can address everyone's comments, and we're moving forward. We've got about a third of it done right now, and the other two-thirds got a good start on. So, we're hoping can have adoption by next summer. And then another project that we're working on right now is everyone's seeing drop inlets in the street. This is a street section here on left that's working and that we can see water coming off. But this is the system the water goes into here, it goes into our storm drains. There's many of these drop inlets built with every one of our projects. They're very important.

And it's kind of one of those things in engineering, you just kind of do some calcs, assume it works, and then you move on with your day, but we were at a presentation and we saw some of these people actually built a physical model of a project they were working on and is in the east coast. And we thought, "These guys are really good. I wonder if we could get them to model some drop inlets for us and see if the way we're designing them actually using the computer modeling, is it actually matching what we'd see in reality?" So, we talked to these guys and actually built, this is from the University of Iowa, actually built a half street section in their lab and here's some of the construction going on. We actually went out and visited their facility. There's the grates there. We're visiting this. And so, they actually ran, they pumped the water, let it drain down to this thing. And then we measure how much water these can collect and then plot it against what the computer would say.

So, if we can inform ourselves, and you'd be surprised how little data there is out there on this subject, if we can inform ourselves, maybe we're not designing them the right way or maybe we can design them cheaper and achieve the same capacity. We're learning a lot from this project. It's been really neat. One of the things that we also learned is that there's a lot of trash, there's a lot of debris, a lot of things that get swept in these drop inlets. How does that affect the capacity? So, we put a bunch of debris onto the grate and we ran the test and say, "Well, what happens now?" If that's a typical drop inlet on the Strip that's all full of trash, is it going to be able to collect the water? And if so, how much? And surprisingly, what we found is that a lot of the debris on this water will still find a way to get into that drop inlet. So, we are very conservative as engineers on designing things, assuming that they're clogged,

but we also want to make sure that it's the right answer. So, we found that they're actually pretty efficient at capturing the water even if there's a lot of debris on them. So some of these things that we learned from this project, we're going to try to incorporate into our new design manual. Hopefully we'll get a lot better designs out of it.

Another project we're working on is working with the U.S. Army Corps of Engineers. We're using a software for all of our modeling. So, when we design a flood control facility, we have to know how much water is going to be. So, we have to make an assumption how much it's going to rain, how much of that rain hits the ground, how much of that is going to run off on the ground? So how big do we make our facilities based on those assumptions. But we're using this old software that was developed by the Army Corps of Engineers that was developed in the 80s, 90s. Well, since around 2000, they've come up with a new version, but for a number of reasons and all of our master plans were done on the old software. We've been hesitant to move forward. The entities don't really know how to review the stuff from the new models. Some of the people that reviewed range studies, it's a little bit complicated to them. When you modernize things, you end up not getting as much paper. So, people that want to review the studies and make sure they've done their calculations right, there's nothing to review. They just have this computer model and they don't know what they're looking at.

So what we thought we would do as a district is we'll go to the Army Corps of Engineers, get them to kind of put some of that functionality from the old software into the new one so that our reviewers, our engineers can still kind of get the look and the feel from the old software into the new model, into the new engine. So, we're working with them, and as you might imagine, working with any federal agency right now is a little tough because they're on hiatus, we'll call it. But actually, they're pretty excited about it because if we come up with a contract with them, maybe we can actually get them to, we can fund them to actually work on this project with us. So that's another thing that we're working on, we're just kicking that off.

Another special project that we're working on that we're just kicking off is a condition assessment program. So as a Clark County, you probably have heard asset management, that's a big term. Every entity has an asset management program. And we went into this program thinking that's what we needed for the CCRFCD. But once we got into it, we realized we didn't really need that. Asset management is a bigger, more complicated process, has to do with how many times you send out crews, what they did when they were out there maintaining, what they saw? All we really want to know as the district is we have these facilities, as we mentioned that we started building around the 1980s. They're getting older and older. When are we going to have to start replacing them?

Routine maintenance, we do every year. We spend about \$20 million a year on maintenance of our facilities. That's routine maintenance. But what happens if a whole section of channel or a whole section of storm drain needs to be replaced and now it's not \$20 million, now it's \$40 million, now it's \$80 million. Well, if we don't plan for that, we're not going to be ready to be able to fund it once those problems occur. So if we can look out in the future and get some experts to go out, look at our facilities, go inside the storm drains, and look at the cracks, see how serious those things are. We can really estimate how long the life cycle is of each of these facilities. And then be able to plan on our side funding so that we can maybe have a special budget for projects that need rehab, that need major rehab.

So, we're just kicking off this project. We've selected a consultant and we're going to do a phase one. Which is basically write a standard operating procedure for what they're going to do when they get out in the field, and then also do a pilot program and test it out and see how well it works.

Other projects we're working on right now is a couple projects in the—one project in the Logandale area where we're studying some of the flooding that could go on from the northeast side of the valley. We

have another project that was a letter of map revision, we call it, on the Lower Flamingo Detention Basin. It's basically when we built the detention basin, we normally update the maps, the FEMA (Federal Emergency Management Agency) maps that showed the flood hazard. This project just, it never got done. So, we're going back after the fact and revising those flood maps. But looking out into the future, talk about the development area again in the Moapa Valley north of I-15 in the Ivanpah Valley where the Southern Nevada supplemental airport is coming in, we do have flood zones.

It has been mapped by FEMA, but it was mapped years and years ago. I think the area where these blue lines are show where the water will go, but do we really have a good idea how much water there is and what the extents of it are? I doubt we do. Now, that's all being looked at from other engineers. If they go out and build an airport, they're obviously going to look at the flood control aspects of it, but maybe there's something that we can do as a CCRFCD to partner with them, kind of look at things that are more regional. As we expect once the airport's there, there'll be other development that occurs around there. So, these are some ideas, some areas that we're also considering some flood insurance studies.

With that, I'll leave you with our Drainger Danger. That's our mascot to warn children. It's mostly on TikTok. That's how we started, and we use him in the classroom. We have a Zoltar machine with Drainger Danger at the Children's Museum, and it's pretty neat. And look out for our new van wrapped with Drainger Danger, water always wins. With that, I'll be happy to answer any questions.

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Mr. Trelease did a great job. You got big shoes to fill with your predecessor, and you've done a great job. I just wanted to say CCRFCD has won numerous national awards for its public information campaign. Its team is fantastic, and so just congratulations on all you guys are doing to continue the good work.

ANDREW TRELEASE

Thank you.

TICK SEGERBLOM

Thank you. And I look forward to seeing you at the Jim McGaughey Basin ribbon cutting, hopefully in the next few weeks.

ANDREW TRELEASE

I'll be there.

TICK SEGERBLOM

Thank you so much.

ANDREW TRELEASE

Thank you.

48. Receive an update from Clark County's representatives on the Baseball Stadium Community Oversight Committee. (For discussion only)

ACTION: DELETED FROM AGENDA.

Attachment(s) submitted and filed with the County Clerk's Office

49. Receive a report from Clark County's Non-Voting Member on the Clark County School District Board of Trustees. (For possible action)

ACTION: RECEIVED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to receive a report from Clark County's Non-Voting Member on the Clark County School District Board of Trustees.

TICK SEGERBLOM

Good morning.

LISA SANTORI

(Inaudible). So this is the priority areas that were defined to encourage collaboration between CCSD (Clark County School District)—

TICK SEGERBLOM

I'm sorry, would you tell us your name and who you are?

LISA SATORY

I'm sorry. Lisa Satory, appointed Clark County Trustee for the record.

TICK SEGERBLOM

Thank you.

LISA SATORY

And so, these are the priority areas that we had discussed. I will go through the slides and address some of these priority areas and any updates that pertain to those. First, regarding, and I'll try to touch on some of the things that we discussed at the last update as well, just to give any updates that I have since my last presentation.

So, regarding open schools open doors, I have been asking for some updates there and how we can move forward with that and how I can better assist with that. The communication I received was that staff from the Office of General Counsel, Government Relations, and Accounting are conducting an internal review of the existing agreements. Mostly because I think of the timing of how long ago they were put in place just to see what modifications and adjustments need to be made. They are also hoping to establish procedures for facilities use and scheduling. And then the Office of General Counsel is going to draft any necessary amendments. They said they have completed the proposed addendums for Boulder City and City of Henderson. And then that draft will be presented to the Director of Government Relations and Leadership for feedback, and then finally they will work with municipalities and bring it for board consideration. Like I said, try to get some communication in getting the ball rolling there. Definitely are hearing that there is some discussion taking place.

Also, our facilities master plan, we're in the middle of that currently. That's a large project being conducted with CannonDesign to further guide our long-range planning, make sure that we have just more data and input on how we're building and how we're making those adjustments. It's not just for the

facilities but also programming and structures of our facilities. Definitely looking at can we be more creative? Can we do some K-8 campuses? How can we move things around? How can we provide more options and more choice for families, maybe that are outside of the conventions of what we had normally done? How can we also build more collaborative spaces and more modernized spaces that will just work for better learning environments for our students?

So, those are underway. There was two community surveys that will take place. One took place last spring. The other is taking place currently, and it's a little more specific. The first one in the spring was kind of general just to get some direction. These are more specific currently to the particular campuses. But that will help guide focus groups and community meetings so that when we have meetings, like I said, they're going to provide us some recommendations about how we should move forward. But it will definitely be more guided on data versus us just—a lot of the data we had previously was based on old numbers and old research.

MARILYN K. KIRKPATRICK

Mr. Chair, can we ask some questions along the way?

LISA SATORY

Go for it.

TICK SEGERBLOM

Please.

LISA SATORY

Do you want me to go back—

MARILYN K. KIRKPATRICK

I actually love Ms. Satory's presentations because I feel like I've learned a lot more than I was getting out of them over the years, so I don't miss your presentations. So, can I ask a couple questions on the facilities master plan?

LISA SATORY

Absolutely.

MARILYN K. KIRKPATRICK

So, one, you guys have a contractor that's doing it?

LISA SATORY

Yes. CannonDesign.

MARILYN K. KIRKPATRICK

So, I think we would like to help be part of that conversation on what that looks like. Because—and they did it, it's the craziest thing, you guys do meetings at the weirdest time, right? 6:30 p.m. on a Friday night. It's like, yeah, I'm still trying to get home and get to whatever event is going on. So, I think I would at least like to be part of it. I'm wondering because I've been really trying to help my one-star schools because I'm concerned that they're not going to make everything the legislature said they had to. And I get we need some accountability, but I'll give you, for instance, I'm dealing with about eight schools that are one-star. Their kitchen, I implore any trustee to eat the food that they produce for the kids, and they could change just simple things and put in a new combi oven because some of these are ancient and dated.

But at the same time, you guys cut budgets this last year for many one-star schools and it's the craziest things. I want to understand, what is the basic package? So let me give you some ideas. So, I always do a wish list. What is the wish list? So, I could find out. And I've learned a few things that okay, we give people new computers, but we never replace the chargers. Who does that? I don't buy a phone without getting a charger. So now it's got to come out of their general fund budget when it seems like they should go together. That should be a standard because chargers like anything else, they just fall apart over time, right?

So, then they do things like principals are having to cut different things, but it's not an automatic that you have a scrubber to clean the multipurpose floor? Which is crazy. That's like me saying at the county, "You're responsible for janitorial, but you got to buy your own tools." I might as well contract out myself. That includes things like a vacuum, that includes things like the scrubber, I think. So I'm concerned that the one-star schools have the most amount of pressure on them and for whatever reason it changed on the scale of how the kids get, but I mean at the very least, kids have to have a great learning environment. And if you're getting a 165 degree hot plate, right, because that's what it is because the new schools, they actually can dish them. These kids, their kitchens are so old that it's the box, right?

Two, if you can't keep your school clean, what standard is that for parents? And then I mean I'm talking about how is it that you have cement around a play area, a planter that is not on the list. It seems like, I would like to know from you what are the basic expectations that principals should be getting for these schools that are, in most cases, over 30 years old?

And so, I've been very vocal during Debt Management. I'm sure that Commissioner Naft and Commissioner Becker could tell you that we've got to look, and the last list that I looked at, it was mostly high schools. And I get that, but even at the county, we have a budget for maintenance of those big ticket items. But it seems that there should be a natural replacement. I mean we replace their cars every five years; we should be replacing their vacuum packs or their scrubbers. It just—I'd be curious to know if anybody—what that basic package look like.

LISA SATORY

Yeah, and I will get some more information and send it to you because I'm not completely sure on what the cycle is for that replacement. I would also assume that there is, facilities is doing some kind of replacement of those items, but I don't want to misspeak. So, I definitely will find out and get it to you.

MARILYN K. KIRKPATRICK

And the last one, while I'm thinking about it, is the headsets. So all the kids are required to take their tests, the SBAC (Smarter Balanced Assessments) test, with the headsets. And parents are asked to give headsets when I think that truly we should be buying good headsets as opposed to the \$5 one. And I've been guilty of sending the \$5 ones because I'm like, "Why am I purchasing that? I pay for these things." But at the same time, if it's a requirement of the test to take on the computer, with the headset—

LISA SATORY

So that they have a quality one, I had the same thing too. I just had to take my daughter to buy a replacement two days ago and I was like, "We just bought one." So yes, agreed. And maybe we can get some community partners there or get it with some of our back-to-school drives where we include those headsets in it or somehow provide them through somehow.

MARILYN K. KIRKPATRICK

I'd much rather do that stuff than hand out the backpacks that you send me. Just saying.

LISA SATORY

Okay, thank you. And I do have on there, these are regarding the mess—oh I was going to say as well, it reminded me when you were talking about some of the older—I did like some of their design of some of the replacements and some of the things that we could think about there. But also, some of the older campuses, just redesigning them. Some of them were not really due for a replacement or might not be an option there, but there were definitely some good redesigns they have of making the existing space more collaborative, more modernized that really looked nice. So, we will have workshops throughout November and December with CannonDesign to review those survey results. To get their recommendations, and then to use that to guide, and that will be shared with the community as well. And I definitely will ask about how we can further involve the municipalities in this process as well. And then January and March we'll have that master plan report and final recommendations to the Board. And then as we get closer to that, I'll also be, in my presentations, be sharing that with you what information we found from them.

STAR (Nevada School Performance Framework- NSPF star ratings) results have been released and definitely saw improvements and so had some great data coming out of the Nevada Report Card. 136 CCSD schools did make improvements in their STAR ratings from the previous year, both in ELA (English Language Arts) and math and across all grade levels, elementary, middle, and high school. We saw the largest gains in ELA proficiency. Still definitely concerns in middle school math, that's still a high priority area. Chronic absenteeism rates, we've seen a steady decline. That's been fantastic as we've seen that. Still work to be done there, but seeing it drop. Now at 26.9%. And then overall, 272 schools did increase their index scores.

I wanted to provide specific to unincorporated Clark County schools, these schools down here I wanted to highlight that made a two- or three-star improvement from the previous year. So that is a significant jump in improvement. And both of those categories, they're all at four-star ratings currently.

And as had been mentioned about the budgets, that definitely has been a topic of discussion as well due to the fact that we are seeing fewer students enrolled. We saw 3,600 fewer students than was predicted. We had predicted a drop, that there would be that natural decline that we're seeing in population rates, but it was beyond that. It was more than anticipated. Schools that are serving fewer students than anticipated did see a reduction in their budget because of the fact that they're serving fewer schools. However, it is in certain areas. 40% of schools did see an increased enrollment. So that is where this facilities master plan is so crucial to kind of know where that movement is happening and where we're seeing this increased enrollment versus decreased enrollment.

We also saw some decreases in weighted funding amounts for those designations which also impacted those campuses. And you can kind of tell based on how many we have in 12 grade currently, 24,500, compared to what we're getting in kindergarten, which is just over 17,000. So, it's definitely a smaller cohort coming in than is going out. So that resulted in \$36 million of the at-risk funding that was absorbed by central to not put that on the school. So, the central office has done everything they can try to do to alleviate some of that impact of the decreased enrollment.

MARILYN K. KIRKPATRICK

May I ask a question? So, it can't just be enrollment that's messing with that at-risk funding. There's got to be other factors, right? Because if you have a school of 600 and you went down from 640, that doesn't constitute a \$1 million. And if you're a one-star school, why are we not prioritizing them so that—they can't afford to lose any dollars.

LISA SATORY

Yeah. Well, our lower-star schools do receive some additional funding, and I know that's been some of the concern at our community meetings as well. That sometimes they get that funding and then as they start increasing, they're not eligible for it anymore, so that's a concern of putting things in place.

MARILYN K. KIRKPATRICK

But that's the problem—

LISA SATORY

And how we think about that—

MARILYN K. KIRKPATRICK

You're penalizing them for doing well.

LISA SATORY

Yeah, yeah. And so that's definitely, we're already starting to talk about things for the next legislative session. That's definitely been a topic of how can we, when we're seeing results, we want to keep it moving, keep that so trajectory. So, I know—

MARILYN K. KIRKPATRICK

But is that a legislative thing? Because I think back to the Zoom schools, we didn't take the money away from you for doing it. So, they put that in this bill this last time?

LISA SATORY

I'm not sure exactly. I just know it's something that, it's been a topic of discussion as far as what things are we going to try to prioritize. But I definitely know support, general funding support, how we can provide support to those struggling schools, and then how we can keep that support with them as they move the needle.

And you'd also asked about the license plate readers. So, I had asked for a follow-up on that and I did forward that to you what I received, but I wanted to share what the entire group. There definitely was interest there. So, police chief had interest. He is—they are supposed to be reaching out to coordinate a meeting. I don't know if you've received that communication yet, but hopefully we're moving in the right direction there to discuss that possibility. So, thank you for that connection.

And Superintendent Ebert has communicated the results of her 100 Day Plan, progress there. Definitely made significant progress, been a good opening to the school year. A lot of the focus has been on climate and culture, rekindling passion within our staff, improving the way we communicate. Hopefully you've seen a difference in the communication. That's definitely been a high area of priority, growing community partnerships, and rebuilding trust in our community.

So, what is next? The “Core Four” Bridge Work. Pre-K, we've talked quite a bit about Pre-K and the need for expanding Pre-K. That is one of the Core Four areas. And also, early literacy supports, middle school math instruction like I had discussed earlier that that's a key area, and college, and workforce opportunities. The good thing about this as well is that we are working in our next work session on the superintendent's evaluation and creating that. The evaluation will be based upon these Core Four strategies, and it will change over time as the areas of focus change. But they will have these four areas in addition to one other area. But it's nice that the evaluation will be directly tied to the things that we're looking and focusing on seeing improvement in.

Governance structure. We have been conducting our balanced governance training with Dr. Alsbury. We had our most recent one on October 3. I did provide a description. It was asked last time what the difference was between the two. And you can kind of see there separating the governance from the management role, kind of a description of each. We are currently now doing some individual trustee training sessions. We get some anonymous—it's a great process to go through of seeing how the different board members ranked our progress and how we're doing on things. There was some consistency there of definitely areas that we need to improve in, but some inconsistencies. And then we're also rating one another and kind of having some anonymous feedback of how we're doing. And Dr. Alsbury is guiding that to just kind of improve our coach with us and how we can better serve on the board.

So, it's been a very enlightening process. We're also working then on revamping our policies as well to match balanced governance. It doesn't currently. So that is our next work session is to really dive into that and do a lot of work there. It's going to take quite a bit of work because of the way it is now is really a combination of balanced governance and policy governance. So, we want to make sure that what we're doing in our policies very much align with the balance governance that we're working on instilling.

Community engagement meetings. It has been a pleasure to go out and do community engagement meetings. I had one recently at El Dorado High School with Trustee Zamora and Trustee Johnson. Some of the questions that were asked from the constituents revolved around losing funding when achievement rises, as we had just discussed. The increase of student behaviors at some early ages, and just how we can support our teachers in dealing with some of these increased behaviors we're seeing. The hiring freeze and there were some specific safety concerns and things that arose from different campuses. And I had communicated with those community members that I would like to try to go out and visually see what they were talking about and try to help with some of those safety concerns. So, I have some tours set up in the upcoming weeks to get a better visual of some of those things going on.

Definitely safety for students traveling to and from school. That has been, as you know, a topic that we're all concerned about and trying to work together as an entire community to make sure that we increase safety in those as students are coming to and from school in the school zones with our crossing guards and our crosswalks. And then our next community engagement meeting, I will be hosting one, November 6 and that will be at Desert Oasis with Trustee Adam, Bustamante Adams, and Trustee Stevens. So, definitely would love to have as many people that can attend that and provide any feedback. This one will also be live-streamed. The last one was not. This one will be for those that can't attend in person, can also see it live-streamed. That is all I have for today. Any other questions?

MARILYN K. KIRKPATRICK

I just have one last thing.

LISA SATORY

Go for it.

TICK SEGERBLOM

One more thing.

MARILYN K. KIRKPATRICK

Well first of all, I want to say thank you because it's been super helpful. The communication lines have really opened up, and I attribute that to you because everybody on that board likes working with you. But you also bring us relevant information that we could do something with.

LISA SATORY

Thank you.

MARILYN K. KIRKPATRICK

And you follow up and that's important. And you've gone everywhere from Mount Charleston to Mesquite to Sandy Valley and that says a lot about you as a person because it's a free job basically, right? So, can I just ask this though? Did you get your voting rights restored?

LISA SATORY

No, we will have them the last year. We have our voting rights will be in effect for our last year. So, of the four years, it will be, because we're in what year, two and a half? We will have them for my fourth year.

MARILYN K. KIRKPATRICK

But you're not term limited. You could be reappointed if you wanted to—

LISA SATORY

Correct, I think about it in that fourth year—

MARILYN K. KIRKPATRICK

You're like counting down the days. I got you—

LISA SATORY

No, no, I'm just saying it will be in year four. That's how I have, but that will be the year that we will have our voting rights. So, it's not for this year but the following year.

MARILYN K. KIRKPATRICK

So, can you put things on the agenda yet?

LISA SATORY

We can put on the agenda, yes. I believe.

MARILYN K. KIRKPATRICK

Well, I just want to say thank you.

LISA SATORY

I have not put on the agenda.

MARILYN K. KIRKPATRICK

Because I sat here for 10 years and I was never nice, but I never missed your presentations, so thank you.

LISA SATORY

Thank you so much.

TICK SEGERBLOM

I apologize; I have one question. So are you allowed to reach out to a school principal directly without going through some type of a—

LISA SATORY

We still go through someone. So, I just had sent to the board as well some dates I have upcoming, some open dates that I would like to tour. We do have them schedule it. We don't just show up. We've been

requested not to just reach out or show up unannounced, so I do try to go through the proper channels but.

TICK SEGERBLOM

All right, thank you.

LISA SATORY

Yeah. Absolutely. Another question?

TICK SEGERBLOM

That wasn't the public hearing though.

KEVIN SCHILLER

No. Presentation.

TICK SEGERBLOM

I saw a public hearing, so members of the public are not allowed to speak at this point.

TARREN MAXWELL

Oh, for real? I just wanted to let you guys know, I'm Tarren Maxwell, and this is my program. You guys understand that? You guys keep talking. You guys don't even know me, and you guys are talking about my program like this. That's crazy as **** to me. You understand?

TICK SEGERBLOM

I don't.

50. Discuss the creation of a Mosquito Abatement District pursuant to NRS 308 or 318 and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to discuss the creation of a Mosquito Abatement District pursuant to NRS 308 or 318 and direct staff accordingly. Chairman Segerblom.

TICK SEGERBLOM

Yes. I put this item on the agenda. Can you? We have a couple of slides. So real quickly, I get lots of complaints about mosquitoes. I complain about mosquitoes myself. Every time I raise the issue, somebody says, "Well, how are you going to pay for it?" So, I did some research and thanks to the two people that spoke earlier, they've given some ideas. But I want just run through real quickly what the potential is and see if there was sentiment on the Board to let me go forward with staff to try to come up a proposal to create a Mosquito Abatement District.

Are you able to? There we go. So anyway, these are the two mosquitoes that we're worried about. This one's been around for a while. It's caused a lot of problems. The next one, next slide. This is the new one that was talked about. So far they haven't brought any diseases in but around the world, they do create a lot of problems. So, this is what I'm trying to prevent going forward. And I think as the previous people talked about, if we could try to tackle it now or at least figure out if we could tackle it.

So anyway, under state law, as Mr. Brown advised me, we're allowed to, and this kind of shows how the increase of mosquitoes is happening, so if you're not getting complaints, then I'm not sure where you live. But anyway, the reality is Nevada statutes allow the County Commission by ourselves to create a Mosquito Abatement District. We're actually allowed to even enact a tax, a property tax, to support that without any authority from the legislature, which is unique as far as I know. So, I would like to go forward with a proposal, come back with something, and say, "Here's what we could do. Here's the tax we could enact." Or we could put it on the ballot in 2026 to ask the voters if they want to do it. But honestly, in talking to people, the one thing people all agree on is they don't like mosquitoes. So anyway, is there any sentiment to?

MARILYN K. KIRKPATRICK

Mr. Chair, I'm not opposed to this because it's a growing need, but I would look to see if maybe there's sustainability dollars within our air quality department, or see if there's some other stuff in the meantime that we can look at. Because I just want, and I believe you were on the SNHD at the time, we did talk to all the other entities and not everybody does something. So, if we're going to do a regional approach, it truly has to be a regional approach for everybody to contribute. And there are some things that we need to make sure that they have the ability to do, such as go on private property when they do code enforcement. North Las Vegas does some type of spray things. So, I just think that we need to look at it holistically, maybe call in the SNHD and sit with them at the same time so we know what we're asking for before we ask for it.

TICK SEGERBLOM

Well, again, that's what the whole point would be to reach out to the university, to reach out to the SNHD, reach out to people that are participate, come back with a proposal that the other counties have these districts. But that's what I'm—

MARILYN K. KIRKPATRICK

No, no, no. I'm not opposed. I just want a holistic plan and not just a hodgepodge fund.

TICK SEGERBLOM

No, absolutely. That's the whole point is just be a serious effort. And I guess there's two things that people can do. We can create and then let go of sterilized mosquitoes that will help some. You can do all kinds of other programs. But anyway, so the question is, does anyone object to that? No. All right, then I have my permission to work with the County Manager and staff to go forward. Thank you.

51. Discuss amending the Clark County Code in accordance with AB375, which authorizes local jurisdictions to enact ordinances approving a covered food establishment, or a delivery support service acting on behalf of such an establishment, to deliver alcoholic beverages in a container sealed by the establishment to a consumer in connection with the retail sale of such an alcoholic beverage for consumption off the premises and direct staff accordingly. (Sitting as the Liquor and Gaming Licensing Board) (For possible action)

ACTION: DISCUSSED/STAFF DIRECTED.

Attachment(s) submitted and filed with the County Clerk's Office

KEVIN SCHILLER

Commissioners, your next item is to discuss amending the Clark County Code in accordance with AB375, which authorizes local jurisdictions to enact ordinances approving a covered food establishment, or a

delivery support service acting on behalf of such an establishment, to deliver alcoholic beverages in a container sealed by the establishment to a consumer in connection with the retail sale of such an alcoholic beverage for consumption off the premises and direct staff accordingly. Commissioner McCurdy II.

WILLIAM MCCURDY

Thank you, Manager Schiller. So, on October 1, 2025, IB375 went into effect which allowed the permissiveness for local jurisdiction or county to enact policy to allow for it to go delivery of alcoholic beverages for covered establishments. And what I wanted to do is bring it forward for us to have a discussion on directing Business Licensing to reach out to stakeholders to start those conversations, to develop an ordinance to see what it would look like. I do know that we have been, over the past few months, over about a year now working on third party delivery, which is separate from this policy, but just want to make the Board aware that it is in effect and would like to see something crafted in collaboration with our stakeholders to move forward.

MARILYN K. KIRKPATRICK

Okay. Can I ask a question? So, you're probably never going to appease me on this, but I thought that the state had to establish some regulations first in order to implement this. Do they not have to do that?

WILLIAM MCCURDY II

We can ask—

TICK SEGERBLOM

Vince, come up.

WILLIAM MCCURDY II

Yeah, I do know the Department of Taxation is going to be working through. That's something as well with the surcharge.

VINCE QUEANO

Hello, Commissioners. Vince Queano, Director of Business License for the record. So, the state currently, they held their first workshop on the \$0.50 surcharge. But as far as the bill itself, it's pretty broad. They leave it to the local governments to implement more regulations and restrictions.

MARILYN K. KIRKPATRICK

So, they don't, okay. Well and then the other thing is can we just do the whole liquor code at once because I am losing track and you know me, I'm ridiculous, I'm losing track of what we've approved and not approved over time.

WILLIAM MCCURDY II

Yeah. So, previously we were working on the package delivery and during that process we found that there were some concerns around providing protections from certain partners to have the ability to have the third party delivery company's geofence. So that they wouldn't inadvertently deliver into areas where they were prohibited. They're still working on that technology as we speak. But because this was separate and just allow the express, the ability for the local governments to go into it, I just thought that we would bring it forward for discussion and maybe run them separately as opposed to bringing them together.

MARILYN K. KIRKPATRICK

Okay. I'm just trying to, I would be curious to see how successful the UNLV robot is. I mean, so we keep doing a lot of stuff, but I don't know that we ever go back and look and see if it's helping or not helping. But that's all.

JUSTIN JONES

Mr. Chair?

WILLIAM MCCURDY II

Oh, Commissioner Jones.

JUSTIN JONES

Yeah, I just want to chime in on the geofencing issue I raised this with Mr. Queano yesterday. I understand that, but I don't think that we have to wait around indefinitely for that technology. We can and do and other statutes or ordinances just state that things can't occur in a certain area without that kind of technology. And I think that that can be implemented with Resort Corridor. If we have an ordinance that prohibits delivery in the Resort Corridor, then it prohibits delivery in the Resort Corridor and can be enforced as such regardless of geofencing. So, I don't think we have to wait around forever because I know there are many local businesses in my district that would like to move forward without waiting around for that.

WILLIAM MCCURDY II

So, if we could move expeditiously in identifying a resolution to the current issues around the geofencing. And I totally agree with Commissioner Jones, that we don't want to be held up indefinitely regarding that. Commissioner Naft.

MICHAEL NAFT

Thanks, Chair. Two things. One, I guess to Commissioner Kirkpatrick's point, Director Queano, we are underway with the significant amendment to the liquor code, are we not? There's a consultant that's being considered?

VINCE QUEANO

That's correct, Commissioner. So, we are working on the liquor, the entire Clark County (inaudible) as far as Business License.

MICHAEL NAFT

I think that's a good point. That's going to be a significant task for your department and for us. So, it's helpful rather than piecemeal to see the full picture. Chair, I'm supportive of this. The only thing I would like to ask, I think if I recall, the state law requires that the deliveries be sealed. I think as you consider this, I would like to entertain the possibility of actual tamper-proof seal like other jurisdictions. Louisiana uses those. There's others that do that. I would just like that to be part of the conversation.

WILLIAM MCCURDY II

Anyone else? All right.

TICK SEGERBLOM

Does somebody need a motion?

WILLIAM MCCURDY II

This does not require a vote; this is just giving direction. Vince, you feel like you got what you need?

VINCE QUEANO

Direction received, Commissioner.

WILLIAM MCCURDY II

All right. And just to report back to our members as we gain more information. Thank you.

52. Go into closed session, pursuant to NRS 241.015(4)(c) as amended by AB52, to receive information from the District Attorney regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS Chapter 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly. (For possible action)

ACTION: CLOSED SESSION WAS HELD. NO ACTION TAKEN BY THE BOARD.

Attachment(s) submitted and filed with the County Clerk's Office

PUBLIC COMMENTS

TICK SEGERBLOM

All right. I think that concludes our hearing today. We will extend a recess. Well, I'm sorry, we're going to have public comment, but we are going to have a closed session afterwards. So, this is the second period for public comment. Anyone wishing to speak on an item or any item can come forward now. Seeing no one, we're going to close this real quick and go into our public hearing. I mean, go into our closed session.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:21 a.m., Chair Tick Segerblom recessed the meeting to the hour of 9 a.m. on Wednesday, October 22, 2025, for the Zoning agenda.

PLEASE NOTE: THE COUNTY CLERK KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE COUNTY COMMISSION, THE CCWRD BOARD OF TRUSTEES, THE UMC HOSPITAL BOARD OF TRUSTEES, THE CLARK COUNTY LIQUOR AND GAMING LICENSING BOARD, AND THE CLARK COUNTY REDEVELOPMENT AGENCY. TO OBTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD/TRUSTEES, REQUESTS SHOULD BE SUBMITTED TO THE COUNTY CLERK.

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

ATTEST: /s/ Lynn Marie Goya
LYNN MARIE GOYA, CLARK COUNTY CLERK