

CLARK COUNTY DEPARTMENT OF BUILDING & FIRE PREVENTION  
BUILDING ENTERPRISE FUND ADVISORY COMMITTEE (BEFAC)

CCDB&FP Conference Room 1116a  
September 27, 2017

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MINUTES

MEMBERS/ALTERNATES PRESENT:

Bill Ham, Chair	MGM Resorts
Mike Shoheit	NAIOP
Nat Hodgson	Southern Nevada Home Builders Association
Ron Taylor	Clark County Department of Building

MEMBERS NOT PRESENT:

Sean Stewart	Associated General Contractors (AGC)
Ed Zagalo	Clark County Finance Department
Jessica Colvin	Clark County Finance Department

STAFF PRESENT:

Jerry Stueve	Clark County Department of Building & Fire Prevention
Sam Palmer	Clark County Department of Building & Fire Prevention
James Gerren	Clark County Department of Building & Fire Prevention
Carolyn Ideker	Clark County Department of Building & Fire Prevention
Brenda Thompson	Clark County Department of Building & Fire Prevention
David Durkee	Clark County Department of Building & Fire Prevention
Carol Carter	Clark County Department of Building & Fire Prevention

**In Compliance with the Open Meeting Law.** The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 2:36 p.m. by Bill Ham of MGM Resorts. and it was confirmed that there was a quorum.

**Public Comment Period.** Jerry Stueve advised the meeting presentation has been modified for what was presented in previous meetings.

- **Introductions**
- **Approval of Minutes.** A motion was made by Ron Taylor, seconded by Nat Hodgson, approving unanimously the Minutes of May 8, 2017 as written.
- **Financial Update.** Ron Taylor reviewed cash flow which shows we lost money during four months of Fiscal Year 2017. He also reviewed the current financial status and fund balance which includes revenue breakdowns, the valuation report, new projects and capital improvements. The upgrades for the AV system are currently under review and the photovoltaic covered parking has been cancelled. We are installing a 3-flag flagpole, monument signs, 3 soft walled offices in plans check, and crack seal slurry coat and restriping the south parking lot.
- **Performance Update.** Each Manager reviewed their respective division's queue and timeliness reports including staffing. In Fire Marshal Gerard Page's absence, Jerry Stueve, Director noted an increase in permit inspections in Fire Prevention within the

last fiscal year. There was concern in Fire Prevention of the current and future increase of workload without the increase of staff. Jerry advised the concern is not the regular workload, but handling the accelerated plan reviews. Bill advised our process is challenging and how we are communicating our expectations and process to the community. Jerry advised that Fulton Cochran, Assistant Fire Chief for Fire Prevention and James Gerren, Manager of Plans Exam are working together to develop internal training on what each group does and then export it for external training. David Durkee, Principal Engineer reviewed Engineering's goals which includes grading and he also reviewed QAA agreements. Jerry advised that for Plans Exam and Engineering, three consultant contracts will be presented to the BCC to assist with workload. Sam Palmer, Assistant Director, gave an update on Engineering's positions currently filled. For Inspections, Mike Shohet requested the number for rollover stats which were not available at the time of the meeting. Jerry stated he would send the Board the requested data. Sam reviewed ACET's statistics. Carolyn Ideker, IT Manager gave an update on HR staffing throughout the Department.

- **Accela Project Update.** Carolyn gave an update on Accela and advised it has been currently delayed and no "go live" date has been set due to issues which include converting between the current program and Accela. One month prior to its "go live" date, industry will be notified with training. Internal testing and training is currently being done. Accela will provide less foot traffic, a better e-plan submittal system and inspectors will have the use of iPhones to complete their inspections. Clark County Water Reclamation & the Water District will be able to input progress and approvals in Accela, but they are not part of the process.
- **Department Update.** Jerry gave a Department update which includes a new customer service center, Managers and Supervisors reviewing all policies and procedures to bring them current, steps being made to adjust adjusting the Department's culture, and realigning ACET and inspections. He also reviewed the updated inspections map area. Inspections will also be working together with plans check for consistency.
- **Economic Outlook from the BEFAC Members.** Nat advised there is a concern of the largest increase in residential building costs since the recession. On the commercial side, Bill advised the large projects will consume readily available resources and there will be leakage and lead to higher dollar projects, but not an increase in the overall volume. Mike advised in the industrial area, the rental rate is growing at a great amount. There is a focus on small industrial projects without supply and there won't be leases available next year. We will see small to midsize industrial product being built to accommodate this demand. Office vacancy rates are still at 18%, but there are still a lot of occupancy rates with high demand areas. The workforce includes new companies coming to Las Vegas and not being able to staff because the larger companies hiring are not paying a high salary. Many challenges.
- **Propose items for future agendas.** Three items were proposed. A financial update and prospect of overall proposition for Accela, a report on structural changes for the Department, and rollover data in the inspections report.
- **Set next committee meeting time and location.** The next meeting will be set for January 2018.
- **Public Comment.** Seeing no public comment, the meeting was adjourned at 3:50 p.m.