

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

CCDB&FP Conference Room 1116a
November 7, 2016

MINUTES

MEMBERS/ALTERNATES PRESENT:

Bill Ham, Chair	MGM Resorts
Mike Shoet	NAIOP
Nat Hodgson	Southern Nevada Home Builders Association
Ron Taylor	Clark County Department of Building
Yolanda King	Clark County Finance Department
Ed Zagalo	Clark County Finance Department

MEMBERS NOT PRESENT:

Sean Stewart	Associated General Contractors (AGC)
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STAFF PRESENT:

Sam Palmer	Clark County Department of Building
Kevin McOsker	Clark County Department of Building
Brenda Thompson	Clark County Department of Building
Ted Droessler	Clark County Department of Building
Carolyn Ideker	Clark County Department of Building
Carol Carter	Clark County Department of Building

GUESTS IN ATTENDANCE:

Matt Walker	Southern Nevada Home Builders Association
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In Compliance with the Open Meeting Law. The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 10:32 a.m. by Bill Ham of MGM Resorts. Sam Palmer made a roll call and it was confirmed that there was a quorum.

Public Comment Period. There was no public comment.

- **Introductions**
- **Approval of Minutes.** A motion was made by Ron Taylor, seconded by Mike Shoet, approving unanimously the Minutes of July 25, 2016 as written.
- **Financial Update.** Ron Taylor reviewed the valuation report and displayed that year-to-year through October, Building & Fire Prevention New Project valuation is down approximately \$20 million compared to the same period in 2015. The quarter comparison dropped and in July, there was a decrease in revenue with a 27 million fund balance. He also reviewed the Building & Fire Prevention building upgrades for the AV system and the photovoltaic covered parking. He discussed the purchase of a windmill for the property, which would result in a 2 million construction cost. Bill Ham requested an analysis and narrative on the benefit of the purchase and would like to review the cost analysis. Ron will send the cost estimates.

- **Department Statistics.** Carolyn Ideker, IT Manager, gave an update on the staffing needs for Plans Exam/Permitting, Engineering, Inspections and Fire Prevention. The Assistant Manager of Building Permits (Kim Sheppard-Dryden) just retired and it is anticipated that the Assistant Manager of Plans Exam will be retiring in the first quarter. The Department has twenty positions on the organization chart that are available to fill when needed. Each division is looking ahead for staffing needs. Yolanda King suggested posting outside of the County to broaden the pool of available candidates with the required certifications. Carolyn gave an update on the following: Accela program and costs; an upgrade on employee's phones and an upgrade to the larger screen monitors in the Plans Review area. Kevin McOsker, Plans Exam Manager, Ted Droessler, Engineering Manager and Brenda Thompson, Inspections Manager reviewed their respective division's queue and timeliness reports and Sam Palmer gave an update for the ACET division. The following week there will also be a live statewide emergency management training program that will simulate an earthquake that some County staff will participate in.
- **Fault Characterization Study.** The Nevada Bureau of Mines/UNR/UNLV team is finalizing the fault study contract and will begin work on the study quickly. The study will take approximately four years to complete. At each major milestone, the team will provide updated reports of their findings. He also gave an update for the Unreinforced Masonry Study-Phase Two, which is well underway. The engineering interns, under Werner Hellmer's direction, are performing their field verification surveys and are over half way completed.
- **IT/Blitz Project Update.** (See Department Statistics).
- **Economic Outlook from the BEFAC Members.** Nat Hodgson anticipated there will be high-single digit growth for the next 2-4 years in the residential construction industry and Bill Ham advised same for the gaming industry. Michael Shoet advised the commercial markets will remain steady for the next several years and that the marijuana market may slow down in 2018.
- **Legislative Comments.** Currently, Clark County is reviewing proposed BDR's. Sam mentioned we're actively reviewing tiny homes and shipping containers being used for residential purposes.
- **HR Staffing Report.** (See Department Statistics).
- **Propose items for future agendas.** Staffing and Department capital improvement upgrades.
- **Director's Comments.** No new comments to add.
- **Set next committee meeting time and location.** The next meeting will be set for the next quarter.
- **Public Comment.** Seeing no public comment, the meeting was adjourned at 12:04 p.m.

/cfc