

**BOARD OF COUNTY COMMISSIONERS  
WASHOE COUNTY, NEVADA**

TUESDAY

8:30 A.M.

MAY 4, 2015

**CONCURRENT MEETING**

PRESENT:

**Marsha Berkgigler, Chair**  
**Vaughn Hartung, Commissioner**  
**Jeanne Herman, Commissioner**  
**Bob Lucey, Commissioner**

**Nancy Parent, County Clerk**  
**John Slaughter, County Manager**  
**Paul Lipparelli, Legal Counsel**

ABSENT:

**Kitty Jung, Vice Chair**

The Washoe County Board of Commissioners convened at 8:32 a.m. in special session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

**15-0352      AGENDA ITEM 4 – PUBLIC COMMENT**

**Agenda Subject:** “Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission, Reno City Council, Sparks City Council, and Washoe County School District Board of Trustees as a whole.”

Christi Cakiroglu, Keep Truckee Meadows Beautiful (KTMB) Executive Director, said 660 volunteers removed over 120 tons of trash from 18 sites and 18 abandoned vehicles were removed with the assistance of the Nevada National Guard. She stated KTMB had been working for over 10 years to clean up the Truckee River, but it continued to get worse. She said KTMB was working with the Nevada Land Trust to develop a Truckee River Corridor Management Plan, and she asked for the Board’s help and support. She said staff from the City of Reno and Washoe County were on board. She stated the focus moving forward would be on Phase 1 of the Plan, which primarily addressed the section of the River located within the City of Reno. She said the support of the National Parks Society, the Western Regional Water Commission, and the Truckee

River Fund had been secured; but more funds and additional staff would be needed moving forward.

**15-0353      AGENDA ITEM 5**

**Agenda Subject: “Presentation, discussion and possible direction to staff regarding the report from the Economic Planning Impacts Committee (EPIC) - John Restrepo, Principal, RCG Economics.”**

Mike Kazmierski, Economic Development Authority of Western Nevada (EDAWN) Chief Executive Officer, advised some of the report’s numbers were still being tweaked. He stated the study started six months ago and every agency in the region participated, which was the kind of cooperation needed to continue the great things that were happening in the region. He said what this effort did was allow us to talk with one voice. He said as the discussion on growth started, projections started coming in from everywhere and they all had different numbers. He stated it was determined a single set of numbers needed to be developed that everyone could agree on. He said those numbers were being used to determine what the coming growth would do to our region, so we could get out in front of the growth and solve any problems before they occurred. He thanked all of the people involved, because this had been a significant effort to date.

Mr. Kazmierski conducted a PowerPoint presentation highlighting the background of the area’s growth, a chart showing the historic growth rate in Reno-Sparks, the announced jobs, and the pending jobs – very likely and probable. He said the hot prospects that would be announced in the next three to four months were for fairly small companies, which would help add diversity to the region. He noted there were 140 prospects on the prospect list and, when the final stage was reached, EDAWN won more than 70 percent of those prospects. He reviewed the assumptions slide and the Economic Planning Impacts Committee (EPIC) members slide. He said very conservative numbers were used for the report, so a consensus could be reached on the numbers, but his sense was those numbers would be exceeded. He said this report was a very collaborative effort and was a great opportunity to work together as a region.

Mr. Kazmierski thanked Kimberly Robinson, Truckee Meadows Regional Planning Agency (TMRPA) Executive Director, and Jeremy Smith, TMRPA, because the report would not be this far along without the analysis and maps they did.

Mr. Kazmierski reviewed the scope of work slide and introduced John Restrepo, RCG Economics. Mr. Restrepo noted the things happening in Northern Nevada were simply amazing.

Mr. Restrepo reviewed the slides highlighting Nevada’s job recoveries prior to the Great Recession and the job recoveries after the Great Recession (after 94 months). He said the latest recovery took longer and was more pronounced. He continued reviewing the slides, which highlighted the State’s taxable sales were near an all-time high, gaming revenues returned moderately, visitor volume was up modestly, the level of

home affordability, the drop in the unemployment rate, the rise in raises and jobs, the Tesla slide, the slides showing maps of the counties included in the study area, the 18 EPIC zones, the Scenario B five-year growth chart, Scenario B growth concentration map, the employment growth concentration, maps showing the concentration of the population growth, and listing for Scenario B of the zones with the concentration of the population growth. A copy of Mr. Kazmierski's and Mr. Resrepo's combined presentation was placed on file with the Clerk.

While discussing growth, Mr. Resrepo said three growth scenarios were looked at; one of which projected growth over the next five years of approximately 55,000 jobs, the second projected 52,000 jobs, and the third projected 45,000 jobs. He stated the middle scenario, Scenario B, was the scenario being used.

Mr. Resrepo indicated everyone involved should be looking at this information every 18-24 months and making changes, because this was not a static process, and keeping the process going was necessary due to it being critical for the infrastructure and school planning and all of the other things that go along with growth. He said this process could not have been done as cleanly and quickly as it was without the proactive and positive involvement of all of the people in the organizations listed on slide 33.

Reno City Councilmember Neoma Jardon asked if there was a discussion regarding the biggest threats to our ability to meet this unprecedented growth. Mr. Resrepo said at this point it was decided to provide a high level overview of the potential public sector revenue sources that would come from this growth, but the fiscal costs were not discussed. He stated the growth would generate taxes, but there would also be service costs related to the growth. He said now that there was an understanding of the magnitude of the growth and the revenues, the cost side could be done for fire, police, schools, and health care. He stated each agency would look at their costs and would start to develop their capital budgeting process. He said the study just set the overall framework regarding the revenues.

Councilmember Jardon asked about the infrastructure. Mr. Kazmierski confirmed this was an overview effort to identify how, when, and where the impacts would occur. He said the entities could then take that data and run it through their models, which would allow them to understand the impacts. He said once the impacts were known, then they could generate their individual organizational assessments. He noted those assessments would also provide them with an idea of the fiscal impacts. He stated each group analyzed the data in different ways and this report was more about laying out the data. Mr. Resrepo said the data had been provided by Mr. Smith to the Reno Transportation Commission (RTC), so their travel demand model could be done. He noted this was the first step in a long process by all of the entities involved.

Reno City Councilmember Naomi Duerr asked if there was an anticipated phase 2 under EDAWN's umbrella or would each agency do their own thing. Mr. Kazmierski advised every agency had their own timeline, and that timeline would drive

the agency's putting their resources behind their planning efforts. He stated EDAWN's planning efforts had been shifted to determine how the needs of the employers could be met, because the employees needed to be available and ready to meet the employers' needs or there would be problems. Councilmember Duerr said she was thinking about the water, sewer, roads, and schools. She asked if this would be coming back, because the presentation had been very helpful. Mr. Kazmierski replied there would be no phase 2, because every organization would drill down to the level they were comfortable with to get their numbers; even so, there was a plan to come together in 18 months for an update. Councilmember Duerr suggested relooking at this sooner than 18 months.

Commissioner Lucey said he had concerns about the industrial and commercial land availability within Washoe County. Mr. Kazmierski said within the region and the study area, the Tahoe-Reno Industrial Center helped meet the larger manufacturing requirements, but there were concerns because Washoe County was running out of industrial space. He stated that would need to be addressed in the long term. Mr. Resrepo said there was the same problem in Southern Nevada due to the big push by residential home builders to get commercial land, primarily industrial land, rezoned to residential. He said due to the concerns industrial land was getting more and more expensive and drove the industrial land rents higher, he was retained to look at the allocation of the land and the land use patterns through 2040. He said there needed to be a very healthy industrial-lands sector to support a healthy economy, and the County's zoning decisions needed to be looked at so its industrial lands would be preserved.

Reno City Councilmember Paul McKenzie said it would take dollars to meet the coming growth, but there was not the ability to give the Washoe County School District (WCSD) the funds to build the needed schools nor did the RTC have the funds to support the coming growth in the North Valleys. He asked at what point would the inability to support growth choke off EDAWN's ability to bring companies to the area. Mr. Kazmierski replied there clearly was an issue with the WCSDs need for capital, which had been an issue for the last 10 years. He stated there were efforts underway to address that, and he was optimistic we could get there. He said there were plans for the roads in the North Valleys, and there were also plans to look at the impacts in the Sparks area. He stated Highway 395 was pretty solid, but there were some upgrades that would help accommodate the growth going north on Highway 395. He stated even though there were no blank checks, there were plans and priorities that would allow mitigating some of the pain. Councilmember McKenzie stated he disagreed with the Highway 395 corridor assessment, because traffic stopped on it every morning between 7:00 and 8:30 a.m. from Lemmon Valley to past the Spaghetti Bowl, and the reverse happened in the evening. He stated if the growth was planned to the north, there would be a major traffic issue on Highway 395, and if that issue could not be fixed, the planned growth up in the North Valleys would die on the vine. He felt there were other areas in the City where the same problems would occur, because we had not stayed ahead of the growth projections.

WCSD Trustee Angela Taylor asked how the growth numbers would be extrapolated to project how many students were anticipated. Mr. Resrepo said the WCSD

should have the metrics regarding the number of kids per household, and they would use our numbers to develop their forecasts.

Mr. Resrepo felt it would be a good idea to have the EPIC group continue to meet every quarter, so everyone would know what was going on.

Sparks City Councilmember Ed Lawson said an industrial needs analysis was done. Kim Robinson, Truckee Meadow Regional Planning Agency (TMRPA) replied it was done in 2013. Councilmember Lawson said he was not sure if all of the current elected officials had seen it, and would Ms. Robinson be willing to go to the entities to make the presentation again. Ms. Robinson said she would be happy to do that, and she would work with the managers to set that up. She stated a 20-year analysis was done of the projected growth along with a needs analysis of supply and demand of the industrial land in our area, where it was located, how much would be needed, and the types of services that would be needed. She said the available industrial land was broken down into three tiers based on whether or not it had services. Councilmember Lawson said all of the industrial growth going to Storey County would not leave this County with any money for its schools or the other things that needed to be done. He stated housing in the long term was a loser for the cities, so they needed some commercial and industrial in addition to housing.

Sparks City Councilmember Julia Ratti said the planning had been done for growth, even if the 20 years was significantly compressed, and she asked if the planning that was done was still valid. Ms. Robinson replied it was. She said the discussion was now about the timeline being compressed and the resulting enhanced economic impacts. She stated the idea was to get some numbers on what that could look like and to share those numbers with each of the jurisdictions so they could think about what they might need to do in the next five years. Councilmember Ratti said there was so much pressure with people wanting their projects now, which then caused some of the discord that occurred between the governing bodies. She asked if the processes currently used as a region to facilitate planning were still appropriate given the new reality. She said what came to mind was the update in 2017 of the Master Plan, and was that still the right process to use even though the pace changed. Ms. Robinson believed the processes were effective and the timing of the update was right. She said the industrial-land study was complete, the EPIC report talked about the enhanced growth, and a residential-land study was starting. She said all of those things flowed into the discussion on building a vision of how we wanted the region to look like based on some of the coming changes. She stated additional growth was anticipated, but it was a projection, which was why three different scenarios were done. She reiterated she felt the processes were working and the EPIC effort was more collaborative in terms of discussing these types of issues than she had been engaged with before, which was a real positive outcome.

Mr. Resrepo said there would be competing interests for the land with all of the coming growth. He stated home builders would argue that housing affordability needed to be maintained, which meant land would have to be converted to residential use. He stated we also needed to be looking at all of the lands whose use generated jobs, such

as commercial, industrial, and office space, because having a healthy jobs/housing balance was critical. He said making the wrong decision could have long-term impacts on the region's economic growth, prosperity, and community livability; and it all had to be integrated.

Councilmember Ratti believed she heard Mr. Kazmierski say there needed to be a follow-up study on the revenue streams, and was that study underway or was it something we needed to initiate. Mr. Kazmierski advised the funding streams would be part of this study. He stated the data would feed down from the jobs and population numbers, which were part of this effort. Mr. Resrepo said the numbers were being tweaked, which should be done in 10 days to two weeks and would then be given to the EPIC committee to look at. Councilmember Ratti asked if the numbers were based on today's tax laws. Mr. Resrepo replied they were, but they would be tweaked based on what happened at the Legislature. Councilmember Ratti asked if an update was anticipated to be done after June 1. Mr. Resrepo replied an update probably would be done at that point.

Reno City Councilmember Jenny Brekhus said Mr. Resrepo indicated housing costs were going up. She noted the housing burden took a tremendous jump with households paying more than 30 percent of their income for housing. She felt the need would be for a housing mix that had not been seen here before, and she asked if he agreed housing would be changing. Mr. Resrepo said those kinds of studies were being done all over the southwest. He said the Millennials and the members of Generation X wanted different types of housing. He stated part of the process was about understanding the housing demand in the sales and rental markets and tying that into the types of jobs. He said the higher the income, the more propensity there would be to buy a home, but the secondary jobs might require a different type of housing than what existed today in terms of density, prices, and living arrangements. He stated many younger people were not interested in moving into a suburb, but wanted apartments located in the downtown core. He said it needed to be understood that the demand would not be just for suburban homes, but for high-density housing in certain locations. He said another thing that should be looked at was our infill-development strategy for the more urban type of housing.

Councilmember Duerr said Mr. Kazmierski alluded to there being differences of opinion by the elected bodies on where, how, and when to do things; and she asked what the next step might be for the elected bodies. She asked if a joint visioning process should be undertaken to address where the residential and commercial/industrial should be put, and what could the elected officials do to smooth out the process and make sure they were of a joint mind instead of having differences of opinions. She also wondered if something different should be done regarding Regional Planning or was the process working. Mr. Kazmierski said Regional Planning had taken this on already, and the suggestion to bring the EPIC group together on a quarterly basis and for this group to meet to discuss this issue regularly was good. Councilmember Duerr asked if there was something more specific that could be done. She said one of the conversations at the City of Reno was about improving Regional Planning, and by that

she meant working together on a common framework. Ms. Robinson stated it was a wonderful opportunity for this body to say this was exactly the conversation we would want to have moving forward and, based on the information provided today, we want to engage in a consistent and engaged policy conversation about where residential, industrial, and commercial would be located to maximize the revenues generated by that development so the area could continue to grow in an appropriate fashion. She recommended starting to talk about having a regular meeting where the policy issues could be discussed together. Councilmember Duerr said she was hopeful staff would provide some concrete ways to move the dialogue forward which would ensure the conversations of the past would not be repeated.

Councilmember Duerr stated the City of Reno was also hearing the Millennials wanted something different, which was one of the reasons Midtown had been so successful. She felt everyone needed to roll up their sleeves and get to work on what the region should look like. Mr. Resrepo said at the other end of the spectrum was what was happening with the retiring Baby Boomers and the types of housing they would need as they aged. Councilmember Duerr said in her Ward there were numerous proposals for different types of retirement and assisted living. She said some people wanted to age in place, but some wanted to be with people while they were still healthy.

There was no public comment on this item.

**15-0354      AGENDA ITEM 6**

**Agenda Subject:** “Comments from the Councils, Commissions, Boards, and Managers.”

Sparks City Councilmember Ron Smith felt the Regional Transportation Commission (RTC) should be present at the Concurrent meetings due to the major projects the RTC was working on. He said he asked the RTC to lead a study on further defining the Interstate 11 route to avoid having problems with people coming into the area. He stated he would like to see the RTC on the August 31st agenda.

Commissioner Lucey said there had been discussion about the County wanting to look at the Regional Planning Governing Board (RPGB) and having a discussion regarding economic development, and he felt this would be the perfect forum to have that discussion. He requested a future agenda item to have that discussion. He felt there were concerns about putting the industrial and commercial development in the proper areas, and we needed to work together to find the solutions for the area.

Reno City Councilmember Neoma Jardon agreed it was unfortunate no one from the RTC was doing a presentation regarding the area’s infrastructure and its importance to the region’s growth. She also requested a representative from the Truckee Meadows Water Authority (TMWA) be present at the next meeting to conduct a presentation about the water supply and the water needs that would be caused due to the coming growth.

Commissioner Hartung said besides having the staff of the TMWA in on the discussion, he would also like to talk about the waste-water system at the same time. He stated the system was very close to being at its maximum capacity and there needed to be a discussion on what would be needed in the future and how those needs would be funded.

Reno City Councilmember Jenny Brekhus requested a discussion on the root causes of the jurisdictional conflicts in the region at the next meeting. Chair Berkgigler said the three governing bodies were cooperating for the most part, but some things need to be talked about by this group and Regional Planning. She said due to the County's concerns with Regional Planning, the Commission had requested a staff presentation about Regional Planning, and it might be appropriate to have the presentation brought before this group. She said going forward, her number one priority was to have a strong working relationship with both Cities and the Washoe County School District. She stated it would be incumbent on all of us to work together as a team to deal with the coming growth.

Councilmember Jardon suggested holding the next meeting before August. Chair Berkgigler said the Managers could look to see if the date could be moved up. Sparks City Councilmember Julia Ratti felt the processes used served us well over time and the Mayors and the Chair should determine the topics for the agenda. She said in the past when we tried to hold a meeting sooner, the turnout was not good due to the meeting not making it onto everyone's calendars.

**15-0355      AGENDA ITEM 7**

**Agenda Subject: "Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission, Reno City Council, Sparks City Council, and Washoe County School District Board of Trustees as a whole."**

There was no public comment.

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**9:44 a.m.** There being no further business to discuss, the meeting was adjourned without objection.

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**MARSHA BERKBIGLER**, Chair  
Washoe County Commission

**ATTEST:**

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**NANCY PARENT**, County Clerk and  
Clerk of the Board of County Commissioners

*Minutes Prepared by:  
Jan Frazzetta, Deputy County Clerk*