



REGIONAL PLANNING GOVERNING BOARD

MEMBERS
Mike Carrigan, Chair
Dwight Dortch, Vice-Chair
David Aiazzi
Robert A. Cashell
Jim Galloway
Pierre Hascheff
Robert Larkin
Geno Martini
Ron Schmitt
Bonnie Weber
Dave Ziegler, Director

MINUTES REGIONAL PLANNING GOVERNING BOARD Regular Meeting Thursday, February 10, 2005

Agenda items 1 - 3 were addressed in a closed session.

1. ROLL CALL

The clerk called the roll, and Regional Planning Governing Board Members in attendance were: Mike Carrigan, Dwight Dortch, Pierre Hascheff, Robert Larkin, Geno Martini, and Ron Schmitt. Member Bonnie Weber arrived at 1:55 p.m. Member David Aiazzi arrived for the regular meeting at 2:33 p.m. Members absent were: Robert Cashell and Jim Galloway.

Regional Planning Commission (RPC) members present were: Marge Frandsen and Terry Herman. Also present were: Dave Ziegler, TMRPA Director, and Norman Azevedo, Legal Counsel (arrived at 1:45 p.m.). TMRPA staff present for the regular session were: Randy Baxley, Mary Kuechler, Patricia Rogers, and Lora Richards.

2. APPROVAL OF AGENDA

3. CLOSED PERSONNEL SESSION PURSUANT TO NRS 241.030 TO DISCUSS THE PROFESSIONAL COMPETENCE OF THE DIRECTOR OF REGIONAL PLANNING

The Regional Planning Governing Board (RPGB) met in regular session in the Reno City Hall Council Chambers, One East First Street, Reno, Nevada, and conducted the following business:

The meeting was called to order by Chair Mike Carrigan at 2:20 p.m.

4. SALUTE TO THE FLAG

Member Schmitt led the salute to the flag and the Pledge of Allegiance.

5. ANNUAL PERFORMANCE EVALUATION OF THE DIRECTOR OF REGIONAL PLANNING

A. Discussion and possible action on performance evaluation.

Member Hascheff stated that the consensus during the Director's evaluation is that the Director of Regional Planning has done an excellent job. Since Mr. Ziegler has come to the Truckee Meadows Regional Planning Agency (TMRPA), the TMRPA has operated efficiently. Mr. Ziegler is very good with resource utilization. Member Hascheff stated that he is very satisfied with the status reports, particularly the matrix Mr. Ziegler provides. Mr. Ziegler shows leadership with his employees as well. Member Hascheff stated that he would give Mr. Ziegler very high marks.

Member Larkin agreed with Member Hascheff's comments. Member Larkin asked that the Director come up with a measurable index for reducing bureaucracy at the TMRPA over the next couple of years.

Member Weber stated that Mr. Ziegler and his staff have done an excellent job. They have done an admirable job dealing with the three entities. When evaluating the Director's benefits, consideration should be given to how valuable the Director is in the process of updating the Regional Plan.

Chair Carrigan thanked the Director for supporting him as the Chair of the RPGB. Chair Carrigan also agreed with other comments that Mr. Ziegler has done an outstanding job. Mr. Ziegler's job will become more difficult in the coming year due to the Regional Plan update.

Member Weber stated that it should be considered that this year the RPGB has given Mr. Ziegler added responsibility with the legislative process.

B. Discussion and possible action on adjustments, if any, to compensation.

Member Hascheff stated that last year Mr. Ziegler was given a six percent raise and his employees received four percent. Mr. Ziegler was only at two percent above what his employees were getting. Because of the Regional Plan update and the legislative session, Mr. Ziegler will be spending a lot of hours in regional planning and at the legislature. When boiled down to salary by hours, that is not very much. Member Hascheff stated that he would feel comfortable giving Mr. Ziegler a ten percent raise. That would be approximately \$11,000 with no bonus. Member Hascheff stated that would place Mr. Ziegler comparable with other planning directors.

[Member Aiazzi arrived at 2:23 p.m.]

Member Dortch agreed with Member Hascheff. Now that we have a Director that all three entities are very pleased with, we don't want to have him end up going somewhere else because we decide not to compensate him at the rate that other entities might be paying. We need to stay competitive if we are going to have good people. Member Dortch stated that he is comfortable with a ten percent raise.

Member Martini stated that Mr. Ziegler has done a good job but ten percent may be a little bit too much. Member Martini suggested a seven or eight percent raise.

Member Hascheff stated that inflation was three percent so a ten percent raise is technically seven percent. It is important to have consensus on whatever the number is. If people are more comfortable with eight percent and that is the consensus, Member Hascheff stated that he would be comfortable with that too.

Chair Carrigan pointed out that the other employees at the TMRPA received a four percent cost-of-living increase over the year. Chair Carrigan stated that what Member Hascheff basically proposed is to give the Director a six percent raise above the cost-of-living and Member Martini proposed a four percent raise above the cost-of-living.

Member Larkin stated that ten percent seems a little large. Member Larkin stated that he is more in agreement with Member Martini to go more on the conservative side with the total increase somewhere in the six to seven percent range.

Member Schmitt stated that the amount of money spent on the 2001 update because it was not done right to begin with or we got off on the wrong track ended up costing millions of dollars. Member Schmitt stated that this is a small investment to make and that he can support an eight percent increase at this time.

Member Weber agreed with an eight percent increase rather than a ten percent increase.

Member Aiazzi stated that the RPGB agreed last year to not hire a lobbyist and that Mr. Ziegler would be the lobbyist. That is an extra duty that the RPGB agreed last year to have Mr. Ziegler do this year. Member Aiazzi suggested a one-time bonus for this year. The City and County Managers are not asked to go to the legislature and be the sole lobbyist for the City or the County. Last year it was agreed that Mr. Ziegler would be our lobbyist this year in order to save money.

Member Martini asked if Member Aiazzi is talking about a bonus for this year because Mr. Ziegler will be a lobbyist. Member Aiazzi responded that may be the way to go so it is not cumulative. This is a legislative year and we could give the Director an eight percent raise and a two percent bonus.

Member Martini stated that a bonus this year for something he is going to do in the future does not make sense. Normally a bonus comes for something that has been done in the past. Member Aiazzi agreed and stated that the only rationale for it would be that the Director was asked to do something extra this year in the future. Member Aiazzi stated that last year \$65,000 was spent for a lobbyist. A half time person was hired to be in the office to control that. There was \$25,000 in the budget for that. By doing that \$50,000 was saved but he still has to do both jobs.

Member Weber asked when the Director's contract takes effect. Chair Carrigan responded that the contract takes effect in February.

Member Weber stated that if we wait until next February, there may be different members on this board. After hearing Member Aiazzi's suggestion, Member Weber stated that she reconsidered her position on an eight percent increase and now would support a ten percent increase due to the responsibilities and what Mr. Ziegler can bring to the TMRPA and the individual entities.

Chair Carrigan stated that an eight percent increase seems to be the one all of the RPGB members can agree to. What we are stuck on is what to do after that. Chair Carrigan suggested an eight percent increase and two percent bonus for the four months that the legislature is in session.

Member Aiazzi suggested doing the eight percent raise now and in July set another session to see how well the legislature went and decide on a bonus then instead of waiting until February.

Member Schmitt stated that it is quite common for employment agreements to have a different salary during the four months of legislative session compared to the regular salary. Member Schmitt suggested

that a good option to have is that there is a \$500 a month bonus for the four months of the legislative session. A two percent raise will be about \$2,200 so that is \$550 a month to help cover expenses for traveling costs and additional overtime for those four months.

MEMBER MARTINI MADE A MOTION TO APPROVE A SALARY FOR THE DIRECTOR OF \$119,140 WHICH IS AN \$8,900 INCREASE, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

MEMBER HASCHEFF MADE A MOTION TO MEET AGAIN IN JULY FOR A PERFORMANCE EVALUATION AND POTENTIAL BONUS, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

[Member Schmitt left at 2:34 p.m.]

Mr. Ziegler thanked the board members for their feedback and support.

6. APPROVAL OF MINUTES

A. January 13, 2005, regular meeting

MEMBER WEBER MADE A MOTION TO APPROVE THE JANUARY 13, 2005, MEETING MINUTES, SECONDED BY MEMBER DORTCH. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

7. PUBLIC COMMENT

Cathy Brandhorst expressed concern regarding missing people from South Dakota.

Chair Carrigan stated that the order of the agenda was changed during the closed session. Agenda item nine (9) will now be addressed.

9. ADMINISTRATIVE ITEMS

A. Consideration and possible acceptance of FY 04-05 second quarterly budget and work program report and possible budget amendment.

Mr. Ziegler stated that as of the end of the second quarter, it is still projected that the fiscal year will end in the black. Regional Planning staff recommends that the RPGB accept the second quarter report detailing the projected year-end revenues and expenses. Regional Planning staff is also requesting a budget amendment to transfer \$9,000 from benefits to services and supplies to cover services and supply expenses that were higher than originally budgeted. If this amendment is approved, local government contributions would not change and the overall expenses would not increase. Regional Planning staff also asks that the RPGB accept the work program progress report.

[Member Schmitt returned at 2:38 p.m.]

MEMBER AIAZZI MADE A MOTION TO ACCEPT THE FY 04-05 SECOND QUARTERLY BUDGET AND WORK PROGRAM AND THE PROPOSED BUDGET AMENDMENT, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

Member Hascheff requested that the school district report be moved up in the agenda. Chair Carrigan responded that it can be addressed after the remainder of agenda item 9.

- B. Consideration and possible direction to staff on tentative FY 05-06 budget and work program.

Mr. Ziegler stated that there is no particular action required today but at the March meeting or April meeting at the latest, a budget needs to be adopted for FY 05-06 as a recommendation to the local governments. At the last meeting, the RPGB reviewed the goals for the TMRPA. Those goals have been redrafted and they appear in the table on pages 106 and 107 of the meeting packet. Mr. Ziegler reviewed some of the highlights of the budget and work program in the staff report.

Member Larkin asked where the \$85,000 for the Regional Plan update will come from. Mr. Ziegler responded that it would be a 30/30/40 split between the three local governments.

Member Hascheff commented on a past redevelopment panel and stated that there is some merit to have somebody from Urban Land Institute (ULI) here. Member Hascheff asked if there is a watered-down version as opposed to a five-day program. Mr. Ziegler responded yes. A three-day panel is offered with fewer members. Mr. Ziegler stated that he will explore that option with ULI.

Member Weber asked about the benefits package costs listed on the TMRPA payroll table on page 114 of the meeting packet. Mary Kuechler, Administrative Services Manager, responded that there are four different levels of benefit packages with the City of Sparks. The difference in the cost of the benefit packages is the difference between the different levels of health insurance benefits.

Member Weber asked if the cost indicated in the report is correct. Ms. Kuechler responded yes. The cost listed is for the entire benefits package including FICA costs and social security. Ms. Kuechler stated that she will double-check the dollar amount for the package in question.

Member Dortch commented on the education and training initiative and stated that he would like to see what the cost would be if we just took a look at providing some type of training program for the employees to attend a conference to get the training they need. Member Dortch stated that \$110,000 is an awful lot of training for just staff. Each entity has the ability to send their own planning commissioners to conferences for training and if the main concern is staff training, this number could be cut down substantially.

Chair Carrigan stated that there was a full five-day ULI program for the City of Sparks redevelopment district and it was very good. Chair Carrigan stated that he would not support spending \$110,000 for training but that there is a smaller group that can be here for fewer days. Chair Carrigan also stated that the one thing that needs to be done is to start the Regional Plan update.

Member Hascheff asked if any money will be approved for the budget under the education and training initiative. Chair Carrigan responded that the RPGB set that goal and money needs to be budgeted to accomplish that. Mr. Ziegler suggested that he provide some more detailed options within this particular proposal for the next RPGB meeting. Chair Carrigan responded that would be great.

Member Aiazzi asked if the budget for legal services is included under professional services. Mr. Ziegler responded yes. Member Aiazzi asked if there is a possible savings in that area as law suits get resolved. Ms. Kuechler responded that the proposed budget for professional services is based on an average of the last five years of legal expenses.

Ms. Kuechler stated that in response to the question regarding benefits, the health insurance benefits range from \$7,965 a year for one person to \$21,048 for a family. Member Martini asked if that is the Sparks program. Ms. Kuechler responded that is correct.

Member Hascheff asked if it is an option to put the employees on the Reno program if it is cheaper. Chair Carrigan responded that is a good question. Regional Planning staff will look into that to see if it is an option.

C. Consideration and possible adoption of lease amendment and extension.

Ms. Kuechler stated that lease agreement is included in the meeting packet. This includes the lease extension with the three-year lease option, the cost for 70 square feet more space, and two additional one-year options.

Chair Carrigan stated that since the TMRPA is taking the money from Sparks, Washoe County, and Reno and then paying Reno back it might be better to find a way to deduct it from Reno's contribution. Member Hascheff asked if that would be an in-kind contribution. Chair Carrigan responded yes. Chair Carrigan stated that the lease can be signed but it is something to look into.

Member Hascheff asked if there is a 2.5 percent annual increase in the lease. Ms. Kuechler responded that is correct.

MEMBER HASCHEFF MADE A MOTION TO ADOPT THE LEASE, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

8. BUSINESS OF THE DAY

C. Status report by representatives of Washoe County School District regarding rollover bond program and related items.

Mr. Ziegler introduced Mark Stanton from the Washoe County School District.

[Chair Carrigan left at 3:05 p.m.]

Mark Stanton, Bond Program Administrator, commented on the RPGB's satisfaction with Mr. Ziegler and stated that he sees the strides Mr. Ziegler has made to improve communications between the School District and the RPGB. Elizabeth Wright, Bond Program Accountability and Communications Manager, has put together a presentation on the status of the bond program. This was presented to the Board of Trustees two weeks ago and they were very much encouraged by it and strongly suggested that we bring it to the RPGB.

Ms. Wright gave a presentation on the status of the bond program. Mr. Stanton presented information on the vision 2015 educational facility planning program.

Member Aiuzzi asked if there have been any studies done on the educational model that is delivered to the new Mendive Middle School as opposed to Sparks Middle School. Does the actual building construction add value to the education that the kids are getting. Mr. Stanton responded that the condition of the school has an impact on the value of the education. As a building becomes more dilapidated, the sense of pride in the students and staff deteriorates.

Jonnie Pullman stated that sometimes the community forgets that our schools last more than 50 years. When we plan and build our schools, we plan and build them to last at least 50 years. Right now the median age of our schools is 45. As they get older, if you have not planned and constructed them in a quality manner, they are not as good of an investment. Our standards change as to what we require. Not only is the delivery model using teams providing a better learning environment to where we can demonstrate that using a good team approach in middle school has better learning results, but the expectations is our community and our society are different. Taking those things into account, you might see some reasons why the designs of the schools have changed.

Member Aiazzi stated that the older schools are simple block buildings. They do not have 30 foot ceilings and glass all around them. Ms. Pullman stated that they also cost a lot more not only to maintain but to heat and cool.

Member Aiazzi stated that another question he hears is why do the schools need so much land. Member Aiazzi stated that he has seen on the oversight committee that we are cutting out all the fixing up of the old schools and the money is going to the new schools. Member Aiazzi stated that is the wrong thing to do. Ms. Pullman stated that we have been unexpectedly spending more money on the newer schools, not just because the growth was faster but because the cost of construction has gone up. We promised that we would do older school renewal and we can not have an equitable education system if we don't. That is a problem that we are going to have to work together to solve.

Member Weber stated that she hopes that the School District will consider working with the entities on doing more joint use. At a recent workshop with the School District on water rights, joint use at the high school level was discussed. Ms. Pullman stated that there was a joint use agreement crafted and it needs to be revisited. There are limitations on joint use at high schools because the fields have to be kept in a certain condition in order to be safe. Another issue is scheduling. Ms. Pullman agreed that we have to work together on those things.

Member Weber asked what times are scheduled for the February 15 and March 1 meetings. Mr. Stanton responded that the February 15 meeting is scheduled for 5:00 p.m. at the administration building. Mr. Stanton will get back to Member Weber regarding the time for the March 1 meeting.

Member Hascheff stated that there is a joint use agreement with the School District, little league, and the City of Reno and it does work.

Ms. Pullman stated that the next Washoe County School Board presentation to the RPGB can be tailored to respond to specific topics if we are informed of any particular areas of interest.

Member Aiazzi stated that he would like to know how the School District schedules when and where the next schools will be built along with the Regional Plan. Ms. Pullman responded that it is an art, not a science. Ms. Pullman stated that they will be happy to work with the RPGB on that.

- A. Discussion and possible adoption of revised Regulations on Procedure making certain modifications to the dispute resolution procedures pursuant to the settlement agreement (October 17, 2002) in Regional Plan litigation (continued from 1/13/2005).

MEMBER AIAZZI MADE A MOTION TO ADOPT THE PROPOSED MODIFICATIONS TO THE RPGB REGULATIONS ON PROCEDURE AS ATTACHED TO THE STAFF REPORT, AND DIRECT STAFF TO MAKE THE NECESSARY CHANGES TO THE REGULATIONS,

INCLUDING ANY REQUIRED FORMATTING CHANGES, SECONDED BY MEMBER SCHMITT. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- B. PUBLIC HEARING - Consideration and possible adoption of RPGB Resolution 05-01, adopting amendments to 2002 Regional Plan, including:
- 1) technical amendments including, without limitation, correction of typographical errors, formatting changes to text and maps, and map amendments based on updated data sets;
 - 2) updated regional capital improvements program summary report in Appendix 1; and,
 - 3) changes to Policy 1.1.13 regarding inclusionary housing practices.

Mr. Ziegler reviewed the changes proposed in this resolution. The RPC considered this item last night and passed a resolution recommending that the RPGB adopt Resolution 05-01.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

MEMBER MARTINI MADE A MOTION TO ADOPT RPGB RESOLUTION 05-01 ADOPTING THE PROPOSED AMENDMENTS TO THE REGIONAL PLAN AS DESCRIBED IN THE STAFF REPORT, BASED ON THE FINDINGS IN THE STAFF REPORT, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

10. REPORTS

- A. Members' and Director's reports.

Mr. Ziegler stated that he has nothing specific to address.

- B. Legal counsel's report - Status report and possible direction to staff on:
- 1) Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan.

Mr. Azevedo stated that this matter is still being negotiated in a settlement process.

- 2) Washoe County's appeal of the Regional Planning Commission's determination of conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007).

Mr. Azevedo stated that he has drafted a decision for Judge Hardesty's signature. The signed decision will act as final resolution of this case.

- 3) Nevada Supreme Court Case No. 37947 (Bushey/Busi).

Mr. Azevedo stated that this matter is set for oral argument before the Nevada Supreme Court on February 15, 2005, at 2:00 p.m.

- 4) City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that he has received agreement from all the parties to the appeal to stay the cooperative planning dispute resolution process. The conformance review of the Spanish Springs Area Plan will go forward.

Public Comment - Cathy Brandhorst expressed concern regarding updating the Spanish Springs Area Plan.

Member Aiazzi requested that the RPGB be updated on what was done last night regarding Bill Pierce and the South Virginia Specific Plan. Member Dortch stated that a master plan amendment was approved and it will have to go for a conformance review.

Member Hascheff stated that there was some discussion regarding what the process will be for this amendment. One of the arguments heard was that the Transit Oriented Corridor (TOC) Plan is not in place. How will that be addressed. Mr. Ziegler responded that a useful precedent on that is the way the RPC and staff handled a matter known as Plumb Lane Crossing. That came in as a master plan amendment and it is within a TOD Corridor. We basically evaluated that as a portion of the TOD Corridor Plan.

Member Hascheff asked if assumptions are made as to what it will look like when the plan eventually becomes adopted. Mr. Ziegler responded that the TOD Corridor has been looked upon as kind of a mosaic made up of pieces of TOD Corridor that when they are pieced together make an overall plan. That is generally consistent with the advise of the City's consultant, Clarion and Associates, which recommended that the planning efforts should focus on the future station areas and not necessarily planning the entire strip of the corridor all at one time. Any master plan amendment in a TOD Corridor would be looked upon as a piece of a larger puzzle.

Member Dortch stated that the other thing that came up is that this amendment will actually spark a review of the TOD Corridor Plan that is out there now. Member Hascheff stated that there was some confusing discussion about that. Mr. Ziegler stated that he has not given any thought to the interplay between the Regional Plan, the TOD Corridor Plan, and the South Virginia Specific Plan. Mr. Ziegler stated that he will have to look at what is submitted on that. Mr. Ziegler also stated that the RPC reviews master plan amendments, they do not approve projects unless they are projects of regional significance.

C. Legislative reports

- 1) Report on selected Bill Draft Requests (BDRs) for 2005 session of Nevada's legislature.

Patricia Rogers, Community Outreach Assistant, presented information on a BDR that came up at the last RPGB meeting. It appears that BDR 137 would provide PUC oversight for TMWA. Right now there is an upcoming item on TMWA's agenda to establish a rate review committee in lieu of this PUC oversight.

Member Aiazzi asked about the date that some of these DBRs drop off if an assemblyperson does not pick it up. Mr. Ziegler responded that there are deadlines for bill introduction. If it is not introduced by the deadline, then it would expire by rule. Member Aiazzi asked when the deadline is. Mr. Ziegler

responded that the deadline for requesting BDRs is within the next couple of weeks and then introduction is probably another four or five weeks down the road.

2) Report on Community Partnership/Growth Management Task Force.

Mr. Ziegler stated that all the elected bodies have received a status report from the members of the Task Force. They have agreed to use the name Truckee Meadows Growth Task Force. Mr. Ziegler reviewed agenda items for their meeting next week.

11. REQUESTS FOR FUTURE AGENDA ITEMS

A. Consideration and possible action on calendar of agenda items.

Mr. Ziegler reviewed possible agenda items for the March and April RPGB meetings.

B. Members' and director's requests for agenda items.

None

12. WRITTEN CORRESPONDENCE

None

13. ADJOURNMENT

MEMBER AIAZZI MADE A MOTION TO ADJOURN AT 4:13 P.M., SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

Respectfully submitted by Christine Birmingham.

David S. Ziegler, Director
Truckee Meadows Regional Planning Agency

Mike Carrigan, Chair
Regional Planning Governing Board

APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON
_____, 2005