



**Truckee River
Flood Control
Project Needs
Committee
(FCPNC)**

***Meeting Packet
February 1, 2018***



Roll Call For February 1, 2018

Voting Members (Quorum = Eight):

- ___ Chair Bob LaRiviere (*BANN*)
- ___ Vice Chair Tray Abney (*Chamber of Commerce*)
- ___ Dave Aiazzi (*City of Reno*)
- ___ Andrew Diss (*Resort Association*)
- ___ Matthew Duplantis (*NAIOP*)
- ___ Tyson Falk (*Retail Assoc. of NV*)
- ___ Marge Frandsen (*NV Assoc. of Realtors*)
- ___ Mike Kazmierski (*EDAWN*)
- ___ Dick Mills (*City of Sparks*)
- ___ Julia Ratti (*State Senate*)
- ___ George Robison (*Governor Sandoval*)
- ___ Scott Smith (*Washoe County*)
- ___ Mike Sprinkle (*State Assembly*)
- ___ Rod Young (*NV AFL-CIO*)

Non-Voting Members

- ___ Jay Aldean (*TRFMA*)
- ___ Dean Schultz (*RTAA*)

Members

- Bob LaRiviere, Chair
- Tray Abney, Vice Chair
- Dave Aiazzi
- Jay Aldean
- Andrew Diss
- Matthew Duplantis
- Tyson Falk
- Marge Frandsen
- Mike Kazmierski
- Dick Mills
- Julia Ratti
- George Robison
- Dean Schultz
- Scott Smith
- Mike Sprinkle
- Rod Young

Notice of Committee Meeting and Agenda

Thursday, February 1, 2018 at 9 am

TMWA Conference Rooms
1355 Capital Blvd, Reno, NV

	Name	Representing		Name	Representing
1.	Jay Aldean	TRFMA	9.	Rod Young	NV AFL-CIO
2.	Julia Ratti	State Senate	10.	George Robison	Governor Sandoval
3.	Mike Sprinkle	State Assembly	11.	Mike Kazmierski	EDAWN
4.	Marge Frandsen	NV Assoc. of Realtors	12.	Andrew Diss	NGRA
5.	Tyson Falk	Retail Assoc. of NV	13.	Tray Abney	Chamber of Commerce
6.	Scott Smith	Washoe County	14.	Bob LaRiviere	BANN
7.	Dave Aiuzzi	City of Reno	15.	Dean Schultz	RTAA
8.	Dick Mills	City of Sparks	16.	Matthew Duplantis	NAIOP

Pursuant to NRS 241.020, this notice has been posted at the following locations:

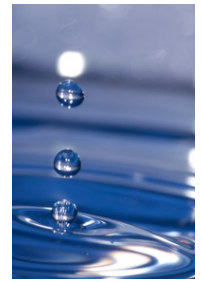
Washoe County Administration, 1001 East Ninth Street, Reno, Nevada
 Sparks City Hall, City Clerk, 431 Prater Way, Sparks, Nevada
 Reno City Hall, City Clerk, One East First Street, Reno, Nevada
 TRFMA Office, 9635 Gateway Drive, Ste A, Reno, Nevada and Website: <http://trfma.org/events/>
 Nevada Public Notice Website: <https://notice.nv.gov>

Possible Changes to Agenda Order and Timing: Discussion may be delayed on any item on this agenda and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Supporting Documents: Persons wanting a copy of any supporting materials may contact Laura Bayer at 775-850-7477 or obtain at TRFMA’s offices at 9635 Gateway Drive, Suite A, Reno, NV or on the website at: <http://trfma.org/events/>

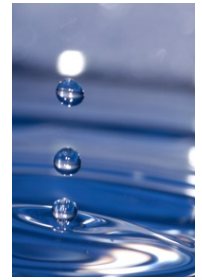
Public Comment; Disruption of Meeting: During the “Public Comment” periods listed below, anyone may speak pertaining to any matter that is not on the agenda. Additionally, during agenda items, public comment will be heard on that particular item after it is opened and before any action is taken. In either event, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the recording secretary. Public comment and comment on any agenda item is limited to three minutes per person unless extended by questions or action of the Board. Comments are to be directed to the Board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Special Accommodations: The meeting facility is accessible to the disabled; if special accommodations are required for the meeting, call Laura Bayer at 775-850-7477 at least 48 hours before the meeting.



- Members**
 Bob LaRiviere, Chair
 Tray Abney, Vice Chair
 Dave Aiuzzi
 Jay Aldean
 Andrew Diss
 Matthew Duplantis
 Tyson Falk
 Marge Frandsen
 Mike Kazmierski
 Dick Mills
 Julia Ratti
 George Robison
 Dean Schultz
 Scott Smith
 Mike Sprinkle
 Rod Young

1. **Call to Order**
 - A. Roll Call and Establishment of Quorum
 - B. **Public Comment** - During this comment period, any person is invited to speak on any topic that is not listed on this agenda. Each speaker must fill out a Request to Speak card and must limit comments to three minutes. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda. Those who wish to comment on an item that has been listed on this agenda may comment when that item has been opened for consideration by the Board and before action is taken.
 - C. Approval of Agenda for February 1, 2018 (*For Possible Action*)
 - D. Approval of Draft Minutes of January 18, 2018 Meeting (*For Possible Action*)
2. **Report and discussion on the estimated cash flow requirements for the design and construction of the Truckee River Flood Protection Project assuming three Direct Benefit Areas (DBAs). The report will assume for the purposes of analysis a range of rates calculated at \$8 per thousand square feet of developed square footage for DBA 1, \$5 per thousand square feet of developed square footage for DBA 2, and \$7 per thousand square feet of developed square footage for DBA 3. Possible action to approve a range of DBA rates (that may be higher or lower than those analyzed in the report) to be recommended to the Truckee River Flood Management Authority Board of Directors or to be used for further analysis or provide direction to staff. Requested by Member Ratti. (*For Possible Action*)** By John Sherman, Fiscal Solutions, LLC
3. **Report from Committee Members on the tax revenue source(s) preferred by the organizations they represent and discussion of those reports. Requested by Chair LaRiviere.** By Jay Aldean, TRFMA Executive Director
4. **Discussion regarding possible new tax revenue sources for the design and construction of the Truckee River Flood Protection Project, including but not limited to Property Tax, Government Services Tax, Real Property Transfer Tax, and Room Tax. Discussion regarding estimated revenue generated at different hypothetical tax rates, and the financial impacts to taxpayers under hypothetical scenarios. Possible action to eliminate all or certain tax revenue sources from future consideration for the funding of the Truckee River Flood Protection Project, identify certain tax revenue sources for further analysis, establish the amount of tax revenue to be raised to fund the Truckee River Flood Protection Project, identify the tax revenue sources that will be presented to Washoe County voters for consideration together with the rates of those taxes, or provide direction to staff. (*For Possible Action*)** By Jay Aldean, TRFMA Executive Director
5. **Discussion regarding the next round of public opinion polling, including, but not limited to, identifying specific project costs and potential tax increase amounts to use in the polling questions. Possible action to identify specific project costs and potential tax increase amounts to use in the polling questions, identify topics or questions for use in the poll, form a subcommittee to write questions for the pollster, or provide direction to staff. (*For Possible Action*)** By Jay Aldean, TRFMA Executive Director
6. **Committee Member Comments, Requests, and Future Agenda Items**
7. **Public Comment** - During this comment period, any person is invited to speak on any topic that is not listed as an action item on this agenda. Each speaker must fill out a Request to Speak card and must limit comments to three minutes. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda.
8. **Adjournment (For Possible Action)**



DRAFT Meeting Minutes

Thursday, January 18, 2018 at 9 am

TMWA Conference Rooms, 1355 Capital Blvd, Reno, NV

1. Call to Order

- A. Roll Call and Establishment of Quorum - Chair LaRiviere called the meeting to order at 9:00 am.

A quorum was established with voting members: Tray Abney, Andrew Diss, Tyson Falk, Marge Frandsen, Mike Kazmierski(arrived at 9:29 am), Bob LaRiviere, Dick Mills, Julia Ratti, George Robison, Scott Smith, Mike Sprinkle and Rod Young. Non-voting members Jay Aldean and Dean Schultz were also present. Members Dave Aiazzi and Matthew Duplantis were absent.

TRFMA staff present: Laura Bayer, Ed Evans, Danielle Henderson, Eric Scheetz, Lori Williams, and Michael Wolz.

- B. Public Comment - Chair LaRiviere called for public comment and hearing none, he closed this item.

- C. Approval of Agenda for January 18, 2018 (*For Possible Action*)
Motion 2018.1.18.1C to approve the agenda for January 18, 2018.
Moved: Member Ratti Seconded: Member Mills
Passed unanimously with those present.

- D. Approval of Draft Minutes of December 7, 2017 and December 21, 2017 Meetings (*For Possible Action*)
Motion 2018.1.18.1D to approve the draft minutes for December 7 and 21, 2017.
Moved: Member Robison Seconded: Member Frandsen
Passed unanimously with those present.

2. Report and discussion on the results of public polling taken by TRFMA staff. Possible action to provide direction to staff. (*For Possible Action*)

Jay Aldean, TRFMA Executive Director introduced lobbyist Greg Ferraro, President, Ferraro Group. Ferraro reviewed the data pertaining to perceptions of flood control noting that he worked with same pollster as in 2016. Ferraro pointed out that in December 2016 Education was the highest concern; that came down 10 points in January 2018, but remained the highest. He also noted that the importance of flood control has increased but it has not gotten to a top level of awareness.

Aldean added he expected to do another poll in February which will include the federal contribution in the questions and will also include the possible room tax increase since that was missed on this last poll.

Members

Bob LaRiviere, Chair
Tray Abney, Vice Chair
Dave Aiazzi
Jay Aldean
Andrew Diss
Matthew Duplantis
Tyson Falk
Marge Frandsen
Mike Kazmierski
Dick Mills
Julia Ratti
George Robison
Dean Schultz
Scott Smith
Mike Sprinkle
Rod Young

Member Kazmierski arrived at 9:29 am.

Ferraro indicated a 70% rating is important for passage of a ballot question; in January 2018 there was only a 47% flood control rating. In the next poll, the questions will be put in a ballot question format with specific dollar amounts.

Ratti stated it is necessary to get the information out to the voters to educate them. Ferraro added that means you have to raise money. Vice Chair Abney agrees with Ratti. Chair LaRiviere asked what would be the plan to raise funds and educate the public. Aldean replied that he expects to try to gather a group of individuals who would be willing to champion that and are willing to raise funds.

Ferraro wrapped up by saying the next step is to try to have some new data at the end of February.

- 3. Report and discussion of the potential for a second Direct Benefit Area (DBA) comprised of properties that are affected by transportation restrictions or loss of business during a flood event but that are not in the current DBA, including analysis of the economic benefits associated with such a Direct Benefit Area. Possible action to define the characteristics of such a DBA, establish rates or ranges of rates for such a DBA, set a rate or range of rates as assumptions for further analysis or study, or provide direction to staff. (For Possible Action)**

Jay Aldean, TRFMA Executive Director commissioned Todd Chase and FCS Group to try to determine if there was enough justification for a second DBA. Todd has come up with a more robust analysis.

Todd Chase has been able to document three areas of benefits. DBA 1 is properties that are wet; DBA 2 is properties that are wet, but roads to access properties are not flooded (wet to damp); DBA 3 is property areas contiguous south of I-80 to the river, which will be benefited because roads used to access that area would no longer be flooded during an event. Todd Chase continued to review his report (copy on file). Actual benefit does vary by land use type significantly. Some of the land uses benefit more than others.

In response to an inquiry from Ratti, Chase said there are residences in each DBA area; staff may have to do actual field counts to determine exact numbers. Aldean added that 98+% are commercial /industrial properties, only 1-2% is residential. Residential properties contribute extremely small amounts of money.

Ratti requested that staff update John Sherman's financial analysis to include the \$2, \$6, \$8 presented by FCS today. Member Kazmierski asked what does \$2 and \$6 do for the project; it may be more hassle than it's worth, if we're only netting a little, it's not worth aggravating people. Chase indicated the \$2 fee would equal approximately \$700,000 per year.

4. **Report and discussion on the estimated cost and cash flow requirements for the design and construction of the Truckee River Flood Protection Project assuming: options to either include or exclude downtown City of Reno project elements, a Direct Benefit Area #1 (property damage avoidance) rate of \$8 per thousand square feet of developed space, a new Direct Benefit Area #2 (business damage avoidance) rate of \$5 per thousand square feet of developed space, and/or one or more optional countywide taxes. Possible action to establish the estimated cost and cash flow requirements to design and construct the Truckee River Flood Protection Project as the basis for recommending one or more Direct Benefit Area Fees, and/or a countywide tax increase to be presented as a question for voter consideration on the November 2018 ballot. Possible action to establish new assumptions such as the exclusion or inclusion of additional project elements, for further analysis. Possible action to provide direction to staff. (For Possible Action)**

John Sherman, Fiscal Solutions, LLC, reviewed his analysis (copy on file), noting the assumption is that the RTC will build the Lake Street Bridge and TRFMA will pay for half. The Wells St Bridge removal and replacement with a pedestrian bridge is also necessary.

5. **Report and discussion on the estimated cost and cash flow requirements to construct the Truckee River Flood Protection project assuming: a new countywide tax revenue source is not recommended or approved, a Direct Benefit Area #1 (property damage avoidance) with a rate of \$8 per thousand square feet of developed space, and a Direct Benefit Area #2 (business damage avoidance) rate of \$5 per thousand square feet of developed space. Report and discussion on what changes might need to be made to the elements included as part of the Truckee River Flood Control Project or to the timing of the construction of that project if funding is limited to those sources. Possible action to establish the estimated cost and cash flow requirements to construct the Truckee River Flood Protection Project without a countywide tax increase to be presented as a question for voter consideration on the November 2018 ballot. Possible action to recommend that the Truckee River Flood Protection Project be developed without presenting a tax increase question for voter consideration on the November 2018 ballot. (For Possible Action)**

John Sherman, Fiscal Solutions, LLC, stated his report answers the question what can you build without a county-wide tax. In response to a question from Member Robison, Aldean said there is no list of project elements for this estimated cost and it would require significant work by an engineering company to prioritize a new phasing.

Sherman noted the cash flow number on Item 5 of \$278 million is a projected cost and equivalent to Item 4, Scenario 2's nominal cost of \$415 million. Ratti commented that some of the gap between \$415 and \$278 million could be made up in a new DBA that the TRFMA Board could create if no additional revenue is secured. Chair LaRiviere added so in the worst case scenario we could build this with 1/8 cent and DBA fees.

Member Sprinkle stated the assumption is even if there is some sort of increase in the fee structure; it still wouldn't get us enough for federal match. LaRiviere stated the citizens need to vote for an additional tax to be able to get the federal money.

Robison stated for the record that the LPP is a 100-year plan and the Corps match is based on a 50-yr plan; the \$278 million wouldn't get us to the Corps 50-year plan. That is correct per Aldean. Ratti stated if there's a possibility to get to federal match dollars without a tax, we need to know that.

In response to a question from Smith, Aldean stated that the 50-year Corps plan would cost as much as the 100-year LPP plan due to the Corps adding extra contingencies. LaRiviere stated if we don't have to go to the voters and ask for money that would be the preferred way to go.

Schultz asked if the DBA fee changes between the 50 and 100 year plans. Aldean said if we just build the Meadows portion, with no DBA in downtown Reno, we would have to lower the DBA in Meadows area because about 20% of 3500 accounts will drop from DBA 1 to DBA 2. Member Diss asked if DBA 1 would exclude the RSIC/Walmart property because it's a Sovereign Nation? Yes per Aldean.

Schulz commented that before we go too far, let's make sure: if it's not going to provide a lot of protection for the community, then why do it. Does the 50-year plan provide enough protection? Aldean said there is no reason to build the 50-year plan when we can build the 100-year plan for the same price; it would be logical not to recommend the Corps plan.

Ratti asked Aldean to confirm that the Corps 50-year plan and the TRFMA 100-year plan cost the same and asked if that number is the \$278 million referenced in Item 5 or the \$415 million in Item 4; Aldean replied it's actually a number in between. Ratti asked for that number to be presented to the committee.

6. **Discussion regarding possible new tax revenue sources for the design and construction of the Truckee River Flood Protection Project, including but not limited to Property Tax, Government Services Tax, Real Property Transfer Tax, and Room Tax. Discussion regarding estimated revenue generated at different hypothetical tax rates, and the financial impacts to taxpayers under hypothetical scenarios. Possible action to eliminate certain tax revenue sources from future consideration for the funding of the Truckee River Flood Protection Project, identify certain tax revenue sources for further analysis, establish the amount of tax revenue to be raised to fund the Truckee River Flood Protection Project, identify the tax revenue sources that will be presented to Washoe County voters for consideration together with the rates of those taxes, or to give direction to staff. (For Possible Action)**

Chair LaRiviere asked all members to go back to the groups they represent to find out what tax they prefer. Aldean will make that an agenda item for the next meeting.

Aldean stated this item, to discuss eliminating certain taxes, will be a standing item on future agendas.

7. Committee Member Comments, Requests, and Future Agenda Items

Aldean asked Committee Members not to park in TMWA's customer lot.

8. Public Comment - Chair LaRiviere called for public comment and hearing none, he closed this item.

9. Adjournment (For Possible Action) – the meeting adjourned at 11:09 a.m.

Summary of Committee Member Requests from January 18th Meeting

- A. Need to get information out to the voters to educate them. Create a group of individuals willing to champion the ballot question. (Ratti)
- B. Create revenue stream analysis using 3 DBAs: \$2, \$6, \$8/k sq ft/month. (Ratti)
- C. Calculate minimum amount of additional revenue needed to get federal cost share funds. (Ratti/Sprinkle)
- D. Is the Corps 50 year plan (\$280 million) equal to the \$278,673,115 (Item 5, Page 2, Table 1) or the \$415.1 million (Item 4, Page 3, Table 1)? (Ratti)
- E. Find out what tax each group prefers. (LaRiviere)

Respectfully Submitted,
Laura J Bayer, FCPNC Liaison
Approved in Session on _____.



COMMITTEE MEETING

February 1, 2018

- Item 2. Report and discussion on the estimated cash flow requirements for the design and construction of the Truckee River Flood Protection Project assuming three Direct Benefit Areas (DBAs). The report will assume for the purposes of analysis a range of rates calculated at \$8 per thousand square feet of developed square footage for DBA 1, \$5 per thousand square feet of developed square footage for DBA 2, and \$7 per thousand square feet of developed square footage for DBA 3. Possible action to approve a range of DBA rates (that may be higher or lower than those analyzed in the report) to be recommended to the Truckee River Flood Management Authority Board of Directors or to be used for further analysis or provide direction to staff. Requested by Member Ratti.

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Marge Frandsen
Mike Kazmierski
Dick Mills
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Rod Young

No Staff Report – Handouts will be distributed at the meeting.



COMMITTEE MEETING

February 1, 2018

- Item 3. Report from Committee Members on the tax revenue source(s) preferred by the organizations they represent and discussion of those reports.
Requested by Chair LaRiviere.

No Staff Report – Verbal Report Only

Members

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COMMITTEE MEETING

February 1, 2018

- Item 4. Discussion regarding possible new tax revenue sources for the design and construction of the Truckee River Flood Protection Project, including but not limited to Property Tax, Government Services Tax, Real Property Transfer Tax, and Room Tax. Discussion regarding estimated revenue generated at different hypothetical tax rates, and the financial impacts to taxpayers under hypothetical scenarios. Possible action to eliminate all or certain tax revenue sources from future consideration for the funding of the Truckee River Flood Protection Project, identify certain tax revenue sources for further analysis, establish the amount of tax revenue to be raised to fund the Truckee River Flood Protection Project, identify the tax revenue sources that will be presented to Washoe County voters for consideration together with the rates of those taxes, or provide direction to staff.

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No Staff Report – Verbal Report Only



COMMITTEE MEETING

February 1, 2018

- Item 5. Discussion regarding the next round of public opinion polling, including, but not limited to, identifying specific project costs and potential tax increase amounts to use in the polling questions. Possible action to identify specific project costs and potential tax increase amounts to use in the polling questions, identify topics or questions for use in the poll, form a subcommittee to write questions for the pollster, or provide direction to staff.

No Staff Report – Verbal Report Only

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