

Truckee River Flood Project Working Group

Final Minutes

Wednesday ~ June 3, 2009 ~ 3:00 p.m.
Washoe County Department of Water Resources
Main Conference Room
4930 Energy Way, Reno, Nevada

1. INTRODUCTIONS

Susie Kapahee – Public Information Officer, opened the meeting at 3:00 p.m.

PRESENT: Marge Frandsen – citizen; Dody Gustafson – Hidden Valley homeowners Association; Tim Holst - CFA; Glen Krogman – HDR; Noel Laughlin – HDR; Dick Mills – Pick and Pull; Austin Osborne – Storey County; Bob Ramsey – Rosewood Lakes Home Owners Association; Candice Siwarga – Kennedy Jenks; Scott Smith - Kleinfelder; and Terri Thomas – Truckee Meadows Water Authority/Eastside Subdivision resident.

STAFF: Jay Aldean, Naomi Duerr, Mimi Fujii-Strickler, Danielle Henderson and Susie Kapahee. Greg Salter joined the meeting at 3:05 p.m. Eric Scheetz joined the meeting

2. APPROVE WORKING GROUP MINUTES OF APRIL 29, 2009

It was moved by Dody Gustafson, seconded by Bob Ramsey, to accept the April 29, 2009, minutes as submitted. MOTION CARRIED.

Greg Salter – Deputy District Attorney, joined the meeting at 3:05 p.m.

Naomi Duerr – Flood Project Director, commented that when the meeting concluded the tour of the RSIC (Reno Sparks Indian Colony) TRAction Project would begin, weather permitting.

3. LEGISLATIVE UPDATE: AB-54 and AB-175

Naomi Duerr – Flood Project Director, noted that AB-54, which authorizes the use of finance programming for non-structural elements, including home elevation and flood proofing was approved by the legislature and signed by the Governor (Jim Gibbons). The legislation enables, but does not mandate, that the program be implemented. Ms. Duerr noted that Mimi Fujii-Strickler and Susie Kapahee had discussed the various options available to residents of Hidden Valley and the Eastside Subdivision resulting in nearly 2/3rds of the residents supporting a non-structural solution. Additionally, the home elevation/flood proofing program appears to offer a much less expensive solution than the flood wall or levee options. Ms. Duerr explained that the legislature did not want to offer an opportunity for businesses in redevelopment districts to see funding from several public sources such as STAR (Sales Tax Anticipated Revenues) Bond; TIF (Tax Increment Financing) or other tax supported funds. Ms. Duerr explained the amendment to SB-175 that would have tied growth to sustainable water supplies was rescinded by Assembly person Sheila Leslie and that the enabling legislation will allow

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the region to use the funds as part of the required local match for FEMA (Federal Emergency Management Agency) or Corps (U. S. Army Corps of Engineers) grant program. Ms. Duerr noted that her recommendation would be to develop a grant program that business and property owners can use to flood proof or elevate their home out of the flood zone. The application process for FEMA grants has been started and expected to close in October 2009. The program may also include acquisition of existing properties. The alternative flood walls/levee would have in some instances surrounded entire neighborhoods thus requiring a means to convey storm water out of the subdivision while holding out storm flows from other areas. Such structures tend to isolate a neighborhood and are unsightly.

Jay Aldean – Deputy Director, noted that text is being provided to Manhard Engineering to gain limited right of entry to survey and gather data for the FEMA grant application process.

There was some discussion about the effect of flood water on private domestic wells and septic systems. While there may be some adverse effects on domestic wells, septic operations should be unharmed as the water dissipates in twelve hours or less thus allowing the septic tank to function normally.

Ms. Duerr then noted that SB-175 provided the region the authority to enter into a JPA (Joint Powers Agreement) that would allow the establishment and collection of rates, tolls and other charges to fund the local sponsor's share of the overall Flood Project costs. Ms. Duerr outlined the modifications needed to NRS (Nevada Revised Statutes) to assure that the Flood Project can collect the funds needed to construct the Flood Project. For example, while Washoe County can form a GID (General Improvement District) to cover such projects, the GID is limited to the unincorporated areas of Washoe County and therefore not available to the Cities of Reno and Sparks. The legislation also provides authority for the Flood Project through the JPA to access County and State bond banks so that revenue bonds can be secured rather than GO (General Obligation) bonds. Ms Duerr expressed her appreciation to those that testified during the Assembly and Senate hearings on the matter and noted that SB-175 is awaiting the Governor's (Jim Gibbons) signature.

During the discussion it was noted that the project could be delayed by two additional years if the Governor vetoes the legislation believing it to be another form of tax, which he has steadfastly refused to approve. It was noted that the legislature had overridden 27 of the Governor's vetoes but there is no means by which a special session can be convened should the Governor decide to veto additional legislation. It was pointed out the FPCC (Flood Project Coordinating Committee) Chair Robert Larkin is in close contact with the Governor's office on the matter and will continue to work with the Governor's staff to secure final approval. It was pointed out that there had been no opposition to the legislation other than the RTAA (Reno Tahoe Airport Authority) placing their concerns on the record and that the legislation was intended to charge a fee for service similar to electrical or other services. The rates, tolls and other charges will

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have a clear nexus to the rate being charged based on the benefit derived from the Flood Project. Other discussion noted that proponents of the legislation would be contacted if the need arose to assure the Governor's approval.

4. PROPERTY MANAGEMENT

Mimi Fujii-Strickler – Flood Project Supervisor, outlined the property profiles developed on the Edison Way properties as well as the former Excel building (6205 Mill Street). The intent of the report is to provide additional information to the FPCC (Flood Project Coordinating Committee) to assist in determining what should be done in the interim. Ultimately all building acquired as part of the Flood Project will be demolished. Ms. Fujii-Strickler noted that three of the existing buildings are vacant, with only seven tenants in the remaining properties. However, 35 and 65 Edison Way are not currently owned by the Flood Project. A structural analysis has been completed on all the Edison Way properties owned by the Flood Project that lists the improvements needed to address health and safety issues; renovations that make the building desirable for lease and finally improvements such as parking lots that would be nice to do at some point. Additionally, each property listing includes the cost of demolition.

Naomi Duerr – Flood Project Director, commented that there may be some grant funding to cover the costs of HVAC (heating, ventilation air conditioning), weatherization and alternative energy for the Excel building, should the FPCC decide to use the building to house various organizations that have a need for larger office space. The ±50,000 square foot building, set on eight acres, could be used as an office space for the Living River Concept. Additionally, the Bristlecone facility is also located in the flood way but could be flood proofed for use as an interpretive center. Previous FPCC action directed staff to maximize rental income on the properties. However, there is regulation that limits the leasing of building to five years when acquired for this type of project.

During the discussion it was noted that a schedule of costs and time to recoup that investment had been prepared. A recent meeting (June 2, 2009) with the Corps (U. S. Army Corps of Engineers) indicated that the Corps credit can be based on the forensic appraisal should the building be demolished before project construction starts. Other discussion noted that the Flood Project would also acquire 35 and 65 Edison Way in the future and will most likely involve the relocation of remaining tenants. Other discussion noted that Bristlecone has resumed lease payment and continued to renovate the building on the southeast corner of Mill Street and Wells Avenue. As with other non-profits Bristlecone Family Services has also experienced a drop in funding and donations. As the discussion continued, it was pointed out that there is staff and other expenses associated with the vacant buildings along Edison Way in the form of trash and debris removal, graffiti as well as transients.

Discussion then noted that the Extension Offices located at 5305 Mill Street has an agreement with Washoe County for that particular space. That agreement expires in 2010. It is unclear whether the Extension Office will relocate to other Washoe County

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owned property or to the UNR (University of Nevada, Reno) campus. Another site for the office would be the former Excel building at 5205 Mill Street. It was noted that the Extension Office property includes an orchard and community garden. Other discussion noted that the TAC (Technical Advisory Committee) had recommended that the three vacant buildings be demolished. However, there is an agreement in place to use one building as a homeless shelter overflow during winter months.

5. RECREATION PLAN UPDATE

Danielle Henderson –Natural Resource Manager, provided a handout (copy on file) and explained that she would reconvene the stakeholders group that includes managers/planners for the parks divisions of the three jurisdictions (Reno, Sparks and Washoe County) and others to review the refined National Economic Development (NED) Plan and Locally Preferred Plan (LPP) alternatives for recreation, currently under development by the Corps (U.S. Army Corps of Engineers). The conceptual plan developed by the local sponsor is being reviewed by the Corps for feasibility based on the cost/benefit formula. The intent is to develop a Recreation Plan that is similar in the NED and LPP plans and further streamline the Congressional authorization process. As the plan is finalized over the next several weeks, the Working Group, TAC (Technical Advisory Committee) and others will have an opportunity to provide additional input before a recommendation is made to the FPCC in August (Flood Project Coordinating Committee). Ms. Henderson provided a summary of key cost-sharable features included in the plan, such as bicycle/pedestrian bridges; multi-use trails; access points along the river for kayaks/canoes and fishing; flat playing fields (only grading, turf and irrigation are cost-sharable); a 500-person canopy and turf amphitheater (again, only grading, turf and irrigation are cost-sharable) for meetings and events; and picnic areas. Infrastructure to support these recreational amenities is not cost-sharable and includes items like security lighting, restrooms, parking and signage. Ms. Henderson noted that the TAC had received a similar briefing on the Recreation Plan.

6. OTHER TOPICS?

Naomi Duerr – Flood Project Director, commented that the Flood Project staff is finalizing a report to the City of Reno on the flood mitigation ordinance and why the area south of Huffaker Narrows should be included in their ordinance. The document is currently under internal staff review and will be brought to the Working Group, TAC (Technical Advisory Committee) and FPCC for review when complete.

Deputy Director Jay Aldean explained that the City of Reno had conveyed some concerns about the original memorandum that raised additional questions and concerns. A technical modeling of the area in question was conducted with assistance with Manhard Engineering and requires additional explanation of the hydrology on how and why the resulting information was developed. Although maps have been prepared

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they are not yet ready for distribution pending additional review by both Flood Project staff and the consultant.

Eric Scheetz – Senior Licensed Engineer, explained that the result of the modeling and mapping are being incorporated with Flood Project data so there will be a single file for water surface elevations.

Mr. Aldean noted that the water surface elevations for Double Diamond and Damonte areas would be added to the Map Book and can be used along with GIS (Geographical Information System) data for enforcement and planning purposes of all three jurisdictions.

Austin Osborne – Storey County, commented that Flood Project Manager, Paul Urban, had made a presentation to the Rainbow Bend Homeowners' Association that was informative and well done. Mr. Osborne explained that he would schedule a meeting with Mr. Urban to further discuss the alternatives to the removal of Vista Reefs that could cause a rise in water surface elevation of ± 22 -inches.

Ms. Duerr noted that anytime the Flood Project causes flooding on a property that did not previously flood, that flooding issue must be mitigated or property acquired as part of the overall Flood Project. However, the issue of deeper or more frequent flooding and faster water flows has not yet been fully defined. Ms. Duerr noted that Mr. Urban was on a two week vacation in North Dakota and would “pick-up” on the process upon his return.

Mr. Scheetz noted that a meeting with Connie Butts would be coordinated upon Mr. Urban's return.

The meeting ended at 4:20 p.m.

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WORKING GROUP BIN LIST FOR FUTURE MEETINGS

ITEM	SCHEDULED	DISCUSSED
Flood Funding Study Governance	7-30-08 1-28-09 2-25-09	7-30-08 1-28-09
Corps Project Schedule/timeline	7-30-08 8-27-08 9-24-08 2-25-09	7-30-08 8-27-08 3-25-09
Southeast Connector	7-30-08 8-27-08 9-24-08	7-30-08 8-27-08 9-24-08
Flood Mitigation Ordinance Flood Mitigation Resolution	8-27-08 9-24-08 12-17-08	8-27-08 9-24-08 12-17-08
Recreation Plan	6-3-09	
Restoration Projects Lockwood Groundbreaking Lower Mustang Restoration	8-27-08 10-29-08 2-25-09	
Downtown Bridges TRAction Bridge Visioning Meetings Easements	9-24-08 10-29-08 1-28-09 2-25-09	9-24-08 10-29-08 1-28-09
Hidden Valley TRAction Project Home Elevation & Buyouts	1-28-09	1-28-09
Aesthetics Design Committee		
Rainbow Bend – Flood Mitigation & 117 yr level of protection	10-29-08	
Value Engineering Study	1-28-09	1-28-09