



Building and Safety Enterprise Fund Advisory Committee Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR POTTER called the meeting to order at 1:03 p.m. and noted that former Member AMANDA MOSS no longer served on the Committee.

PRESENT: CHAIR POTTER and MEMBERS TATUM, HELTSLEY, and CUNNINGHAM

ALSO PRESENT: SETH FLOYD, Community Development Director; SHERRI SHOUP, Assistant Fire Chief and Fire Marshal; DAVID CROSS, Fire Plans Review Section Manager; TASHA EALY, Senior Management Analyst; CARMEN GILBERT, Deputy City Attorney III; BRIAN CARROLL, Senior Deputy City Clerk; and SAMANTHA DINICOLA, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website – www.lasvegasnevada.gov; and the Nevada Public Notice website – notice.nv.gov.

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of August 31, 2023

Minutes:

CHAIR POTTER requested an update on the questions that were asked by former Member AMANDA MOSS regarding structural balancing. MEMBER CUNNINGHAM said they are fully staffed with one Structural Plans Examiner and one Engineer Associate, and they are able to handle the workload between outside consultants and in-house staff. Speaking to salaries, he said the Combination Plans Examiner and Permit Technician positions were mostly in line with other jurisdictions, but the Combination Inspector position is lower than two other jurisdictions. As a result, the Human Resources Department is performing a position justification review.

The Chair recalled discussion on the City's bond rating increase, to which MEMBER HELTSLEY confirmed the bond rating went up, meaning subsequent bonds would pay less in interest. She stated that no bonds had been issued for this fund in a long time. Additionally, she noted that sewer bonds are being refunded, which lowers interest rates.

Motion made by Vincent Tatum to Approve

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Robert W. Potter, Vincent Tatum, Susan Heltsley, Michael Cunningham;

5. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding the Enterprise Fund Budget for Fiscal Year 2024

Minutes:

MEMBER CUNNINGHAM referenced the FY2024 Enterprise Fund Budget, which was included in the backup, to report that year-to-date revenues were \$11,810,488, which equates to a projection of \$15,574,644. He advised this was about 15 percent lower than original projections, but staff is still expecting expenditures to come in lower than revenues. To date, non-discretionary funding totaled \$6,616,355 and the current projection stands at \$8,821,807. He noted that the savings could be attributed to vacant positions and positions that were filled late in the year. Speaking to discretionary funding, MEMBER CUNNINGHAM reported a year-to-date total of \$4,450,064 with an overall projection of \$5,933,419. In conclusion, staff did not have any concerns because the department has enough revenue to cover expenses and is not overspending. He added that staff is reconciling some expenses to ensure they were coded properly, but it was not worthy of any concern.

MEMBER TATUM believed the job market was worse than when the Committee last met in August, and he wondered how the budget accounted for the market. MEMBER CUNNINGHAM said there is a slowdown with permit volume, but the labor costs are remaining consistent due to the majority of staff being under contract. He added that the contract was under negotiation, which had been forecast in the budget, and opined they will not be as negatively impacted as the private sector. MEMBER TATUM confirmed with MEMBER CUNNINGHAM that the majority of employees are under a union contract and they have not lost staff to the private sector. MEMBER TATUM applauded staff, noting that employees are moving around often in the private sector.

For CHAIR POTTER, MEMBER CUNNINGHAM advised that that the union is the CEA (Las Vegas City Employees' Association).

6. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding an update to the Enterprise Fund Budget for Fiscal Year 2025

Minutes:

MEMBER CUNNINGHAM referenced the FY2025 Enterprise Fund Budget, which was included in the backup, and reported a revenue projection of \$17,991,008, which is two percent less than the current fiscal year. Increases were forecast for labor and discretionary expenses, and the overall expense budget totaled \$17,905,564. Staff believed this was a balanced budget, and it will continue to be monitored monthly. If anything changes, the department can adjust discretionary spending as needed.

MEMBER TATUM noticed a large loss in December 2022 and 2023, and MEMBER CUNNINGHAM clarified that was due to the annual buyback of hours that employees can participate in. He added that June can see a similar loss, and he clarified for MEMBER TATUM that staff uses a rolling average to anticipate that cost.

7. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding the 2024 Code Adoption schedule and process

Minutes:

MEMBER CUNNINGHAM reported that the Uniform Plumbing Code and Uniform Mechanical Code have finished their amendments and were in the final stages of the approval process, while he expected publications for the NEC (National Electric Code) and IRC (International Residential Code) to be finalized soon. He hoped to have codes ready for adoption in the fall, pending finalization of the Energy Code.

MEMBER TATUM wondered if there were any concerns regarding different jurisdictions adopting different codes. MEMBER CUNNINGHAM was not aware of any, but he has not seen the full package from SNBO (Southern Nevada Building Officials) yet.

CHAIR POTTER believed it was important for the industry to have all jurisdictions using the same code, and he asked if all jurisdictions would interpret the code the same. MEMBER CUNNINGHAM was hopeful, but noted there was a public hearing process for each jurisdiction that might yield different outcomes. Jurisdictions may also make their own amendments, but he opined that 80 percent of the code would be adopted the same. The

Chair noted that former Member AMANDA MOSS requested a report on the International Wildland-Urban Interface Code, to which MEMBER CUNNINGHAM clarified that there was no enforceable area within the city, although it would still be adopted.

8. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding projects with significant impact to Building & Safety Division resources

Minutes:

MEMBER CUNNINGHAM utilized a PowerPoint presentation, a copy of which was submitted and attached as backup, to report on current and upcoming projects within the city. There are currently 163 projects valued at over \$100,000 in review for a total building valuation of \$653,230,728, and staff has issued 78 permits for projects valued at over \$500,000 with a total building valuation of \$314,785,633. The development off of Decatur Boulevard and Rome Boulevard will consist of 276 units comprised of one- and two-bedrooms and tiny homes. Summerlin Village 22 Parcel YZ will have 91 single-family homes, whereas the Alton AKA Summerlin Village 29 subdivision will have 94 homes. In the northwest, Skye Canyon Parcel 5.06 Phase 2C will house 48 residential townhomes. The Member added that the first phase of the Vegas Loop is currently under review, and most permits have been issued for the Civic Center Building and Plaza.

Slide 6 displayed a rendering for District 2 of AREA15, which will house Universal Studios' 54,981 square-foot building that is currently under construction. The rest of the district includes: Building 4B (56,926 square feet), Building 4C (50,652 square feet) and Buildings 6AB/747 (32,518 square feet). The seven-story, 358,753 square-foot parking garage is undergoing inspections. Speaking to Symphony Park, MEMBER CUNNINGHAM reported that the 265-unit apartment building and 14,000 square feet of commercial space on Block C and the five-story, multi-family building consisting of 275 apartments on Parcel D are currently under construction. The AC Hotel by Marriott, which will include 440 rooms and 20,000 square feet of meeting space, is also under construction. Staff is expecting plans for Parcel E, which will consist of for-sale condominiums, rental apartments, office, grocery, and ground-floor retail space. Regarding the Arts District, the Member said the multi-family project on Imperial Avenue is in plan review, and the apartment/ground floor retail project located at California and 3rd Street is under construction. The following projects had recent groundbreakings: 1501 Decatur, AC Hotel by Marriott, Arts District Housing, West Las Vegas Library and ShareDowntown Westside. Lastly, Slides 16 and 17 conveyed the progress on the development agreements for Desert Pines, Vegas Rising, Upper Las Vegas Wash and BLM (Bureau of Land Management) 505.

MEMBERS TATUM and HELTSLEY appreciated the report and thanked staff. For CHAIR POTTER, MEMBER CUNNINGHAM explained that a tiny house is defined in the IRA (International Residential Code), which is anything under 400 or 500 square feet and can include reduced ceiling heights and sleeping lofts.

9. Report by Michael Cunningham, Deputy Community Development Director and Building Official, regarding an update on watering restrictions

Minutes:

MEMBER CUNNINGHAM reported that staff was working with a developer that had been denied by the Water District (Las Vegas Valley Water District) to install evaporative cooling, while others had been approved to enhance their systems with more efficient evaporative cooling. He said the Water District did not have much feedback on the matter, and many developers had been reaching out ahead of time to explore their options. He added that staff receives many calls on the septic tank conversion program, which eight people had taken advantage of while 15 were pending. In closing, he announced that a fully-funded conversion program would be launching in the summer.

MEMBER TATUM inquired about any trends amongst developers that chose to develop in the city. MEMBER CUNNINGHAM had not heard of any, possibly because the city does not have a lot of industrial space, but he offered to check with the Economic and Urban Development Department.

10. Report by Robert Nolan, Senior Deputy Fire Chief and Fire Marshal, regarding updates on Las Vegas Fire & Rescue issues that can affect the administration and finances of the Building and Safety Enterprise Fund, such as updates on fire sprinkler inspections, plan review and/or fees

Minutes:

After an introduction from ASSISTANT CHIEF AND FIRE MARSHAL SHERRI SHOUP, DAVID CROSS, Plan Review Sections Manager, reported that there had been substantial improvement on staffing since March 2023. The Fire Assistant Engineer position was filled after being converted from a Permit Technician, and the Fire Plans Review Sections Manager position had also been filled. The Fire Plan Review staff has doubled, which has led to a substantial reduction in plan review times. Review times for building and civil permits have also been reduced, and staff hoped to bring residential fire sprinkler plan reviews back in house later in the year. To date, staff has completed 7,316 reviews, and 74 percent of those reviews were completed within 14 days.

CHAIR POTTER noted that former Member AMANDA MOSS requested a report on deferred sprinklers. MEMBER CUNNINGHAM advised that a formal policy had not been set, but staff was continuing conversations with home builders, and current requests are reviewed on a case-by-case basis. MEMBER TATUM asked if deferral was limited to home builders, to which MEMBER CUNNINGHAM said commercial deferral is the standard. CHAIR POTTER and MEMBERS TATUM and CUNNINGHAM welcomed MR. CROSS and commended his progress.

11. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Committee and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

MEMBER CUNNINGHAM confirmed with the members that they would still like him to report on large projects.

12. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

13. **Adjournment**

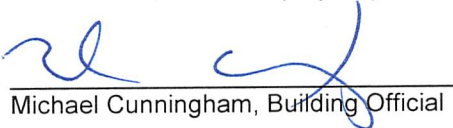
Minutes:

The meeting was adjourned at 1:48 p.m.

Respectfully submitted:



Brian Carroll, Senior Deputy City Clerk



Michael Cunningham, Building Official

Minutes Prepared By:

Cheyenne LaRance, Assistant Deputy City Clerk

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor