

Truckee River Flood Management Project



Flood Project Coordinating Committee

**Finance Subcommittee
Meeting Agenda Book**

September 10, 2009

Truckee River



Flood Management Project

FLOOD PROJECT COORDINATING COMMITTEE
FINANCE SUBCOMMITTEE

NOTICE OF MEETING

AND

AGENDA

THURSDAY – SEPTEMBER 10, 2009 – 11 A.M.

Washoe County Complex
Caucus Room
2nd Floor of Building A
1001 East Ninth Street, Reno, Nevada

Finance Subcommittee Members

Robert Larkin, Chair
Ron Smith, Vice Chair
Jessica Sferrazza

Katy Simon
Shaun Carey
Donna Dreska

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 E. First St., Reno, Nevada.

Truckee River Flood Project Office, 9390 Gateway Drive, Reno, Nevada

Truckee River Flood Project website: <http://truckeeflood.us> (Click Committees, then Meeting Agendas, then scroll down to Finance Subcommittee), **OR** go to http://truckeeflood.us/140/meeting_agendas.html

PUBLIC COMMENT: In order to conduct orderly, efficient, effective and dignified meetings that promote a governmental purpose with a governmental process, public comment may address any agenda item or other public issue that the Committee has the authority to effectuate or exercise control over. Public comment on matters beyond the Committee's scope of authority is not relevant to the Committee's business, does not invoke a governmental process nor serve a governmental purpose, and is contrary to the effective, efficient and orderly business conducted by the Committee. Each person addressing the Committee shall fill out a request to speak form, step up to the microphone when called, give his/her name, and limit the time of his/her presentation to three (3) minutes. All public comment remarks shall be addressed to the Committee as a body, and not to any member thereof. No person, other than members of the Committee and the person having the floor, shall be permitted to enter into any discussion, either directly or through members of the Committee. No questions shall be asked of the Committee members, except through the presiding officer. The Committee reserves the right to determine during its meeting, through a vote of its members, whether to allow additional public comment, limited to one (1) minute per person, on specified individual items on the agenda.

NOTES: Items on the agenda may be considered in an order different than they appear on the agenda. Unless otherwise indicated by an asterisk (*), all items on the agenda are action items upon which the Committee may act.

Finance Subcommittee Meeting Agenda – September 10, 2009

The meeting facility is accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g., sign language, interpreters or assisted listening devices) at the meeting should notify Flood Project staff at 850-7429, forty-eight (48) hours before the meeting.

1. **CALL TO ORDER AND ROLL CALL - Determination of a Quorum**
2. **APPROVAL OF MINUTES** - Provisional Minutes of Finance Subcommittee Meeting of August 13, 2009.
3. * **ANNOUNCEMENTS**
4. * **PUBLIC COMMENT** - For all items on or off the agenda, limited to 3 minutes per person
5. **FINANCE SUBCOMMITTEE ITEMS**

A. **UPDATE ON FORMING A JOINT POWERS AUTHORITY**

Lisa Gianoli, Consultant, Truckee River Flood Project
Naomi Duerr, Director, Truckee River Flood Project

Discussion about the procedures and tasks for establishing a joint powers authority to operate and manage the Truckee River Flood Management Project and possible action to provide instructions or guidance regarding possible membership, governance, administration and powers of the JPA; the construction, ownership, operation (including risk management) and maintenance of flood facilities; the assessment and collection of rates and fees to pay for the project; and/or the financing of the project. Possible direction to staff regarding formation of the Joint Powers Authority.

B. **CIVIL AIR PATROL LEASE**

Mimi Fujii-Strickler, Project Supervisor, Truckee River Flood Project

Discussion and possible approval to lease space in 185 Edison Way to the Nevada Wing of the Civil Air Patrol on a month-month basis until December 31, 2011 with no rent, and with the tenant providing in-kind services and paying all utilities and costs of occupancy. A set of proposed lease terms is attached to staff report. Possible discussion of the Flood Project's current property management approach and current lease agreements as background and context for the Civil Air Patrol lease discussion. Possible direction to staff to finalize a lease agreement with the Civil Air Patrol and forward to the Washoe County Board of County Commission for their consent.

C. **CARMEN GROUP UPDATE**

Mimi Fujii-Strickler, Flood Project Supervisor, Truckee River Flood Project
Mia O'Connell, Carmen Group

Update on the Carmen Group's lobbyist activities. Possible action to accept the report and/or provide direction to staff on related lobbying matters.

D. **MONTHLY REPORTS ON FLOOD PROJECT FINANCIAL STATUS AND FINANCIAL RELATED ACTIVITIES INCLUDING CASH FLOW PROJECTIONS**

Naomi Duerr, Director, Truckee River Flood Project

Jay Aldean, Deputy Director, Truckee River Flood Project

Update on monthly and year-to-date revenues and expenditures and related financial activities of the Truckee River Flood Project. Discussion of the current Cash Flow Projections. Possible action to accept the report and/or provide direction to staff on related financial matters.

6. **COMMITTEE MEMBER COMMENTS, REQUESTS AND FUTURE AGENDA ITEMS**

Possible action to approve items for future agendas.

7. **ADJOURNMENT**

Flood Project Coordinating Committee

Finance Subcommittee

Provisional Minutes

Thursday ~ August 13, 2009 ~ 11:00 a.m.
Washoe County Administration Complex
Building A ~ Second Floor ~ Caucus Room
1001 East Ninth Street, Reno, Nevada

1. CALL TO ORDER AND ROLL CALL – Determination of a Quorum

Robert Larkin, Chair called the meeting to order at 11:04 a.m. A quorum was established.

MEMBERS PRESENT: Robert Larkin - Chair, Ron Smith - Vice Chair, Katy Simon - Washoe County Manager, Shaun Carey - Sparks City Manager and Donna Dreska - Reno City Manager.

MEMBERS EXCUSED: Jessica Sferrazza, Reno Council Member

STAFF PRESENT: Jay Aldean, David Creekman (sitting in for Greg Salter), Lisa Diebler, Naomi Duerr - Director, Truckee River Flood Project, Mimi Fujii-Strickler, Paul Urban, and Trish Yohey.

2. APPROVAL OF MINUTES – Provisional Minutes of Finance Subcommittee Meeting of June 11, 2009.

Naomi Duerr, Director, Truckee River Flood Project announced that Robert Cox had declined to renew his contract and proposals are being considered for the recording secretary contract.

MOTION: Vice Chair Smith moved to approve the minutes of the June 11, 2009 Finance Subcommittee meeting as submitted. Manager Carey seconded the motion. The motion carried unanimously.

3. ANNOUNCEMENTS

Naomi Duerr, Director, Truckee River Flood Project announced that she has been asked by the Reno-Sparks Indian Colony to coordinate a Grand Opening of the Reno-Sparks Indian Colony Levee/Floodwall project. Director Duerr stated that she is also working on coordinating a meeting with Senator Harry Reid and a meeting with Congressman Dean Heller regarding potential federal funding for the Corps.

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- 4. PUBLIC COMMENT** * For all items on or off the agenda, limited to 3 minutes per person.

Chairman Larkin asked for public Comment and hearing none, closed this agenda item.

5. FINANCE SUBCOMMITTEE ITEMS

A. UPDATE ON CHANGES TO COUNTY PURCHASING POLICY

Trish Yohey, Fiscal Compliance Officer, Truckee River Flood Project presented a report on new policy increasing the contracting authority for the County's Purchasing and Contracts Administrator (i.e., contracts of \$100,000 or less need not be approved by the Board of County Commission).

MOTION: Manager Carey moved to recommend to the Flood Project Coordinating Committee to adopt the new Board of County Commissioner purchasing policy. Manager Dreska seconded the motion. The motion carried unanimously.

B. PROCESS TO FORM A JOINT POWERS AUTHORITY FOR THE FLOOD PROJECT

Naomi Duerr, Director, Truckee River Flood Project provided a detailed report about the passage of SB 175, and procedures and tasks for establishing a joint powers authority to manage and operate the Truckee River Flood Management Project and possible action to provide instructions or guidance regarding possible membership, governance, administration and powers of the JPA; the construction, ownership, operation (including risk management) and maintenance of flood facilities; the assessment and collection of rates and fees to pay for the project; and/or the financing of the project.

Director Duerr stated that she had recently met with the City of Reno and Washoe County, and questions were raised regarding the involvement of Storey County in the future JPA. The Boards also briefly discussed the possible voting structure of the JPA. Director Duerr stated that she would follow-up with JoAnn Meacham, City of Sparks to get the JPA item placed on the Sparks Council agenda. Director Duerr stated that she would recommend forming a team with the support of the City and County Managers to review policy issues for partners.

Chairman Larkin supported convening the three managers prior to bringing the proposal back to Finance Committee. Regarding the schedule, Manager Simon recommended completion of a new cooperative agreement in its final form by

* denotes NON action item

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January 2010, rather than implementation of the JPA itself by January 2010. Chairman Larkin supported including Storey County in the process if they chose to be full partners, and requested that the Storey County Manager be included in the JPA Manager's team. Director Duerr reported that over a year ago Storey County voted to become a voting member of the FPCC and expressed a willingness to be a part of this.

Manager Simon suggested adding a question or task under Policy Question 1, Parties to the Revised Cooperative Agreement, to define the roles and responsibilities of the partners. Chairman Larkin clarified that it is the direction of this body to provide information to the managers and that this committee would like to see a new draft of the cooperative agreement by January 2010.

C. REPORT ON TOWN HALL MEETING

Naomi Duerr, Director, Truckee River Flood Project presented a report on the Town Hall meeting held August 10, 2009. Over 100 members of the public, many new to the project, attended the meeting. There was approximately twenty minutes of presentation and two hours of questions and answers. The meeting was recorded and video taped and questions and answers during that meeting will be posted on the web-site. Manager Carey reported that feedback was good. Director Duerr thanked staff for their efforts to make the Town Hall meeting a success. Director Duerr stated that the next step is to convene the managers and move forward with drafting the cooperative agreement, including public comments.

D. UPDATE ON STATUS OF FLOOD FUNDING STUDY AND NEXT STEPS

Naomi Duerr, Director, Truckee River Flood Project provided a report on the status of the "Truckee River Flood Funding Study" and the next steps to complete the effort and set rates. The report included the proposed schedule for the Flood Funding Study. Manager Simon clarified that the schedule is a target and not a commitment.

MOTION: Vice Chair Smith moved to accept the report, approve the staff recommendation and to change the January 2010 timeline from 'initiate JPA' to presentation of the agreement only. Manager Dreska seconded the motion. The motion carried unanimously.

E. RAINBOW BEND RAISED PARKWAY TRACTION PROJECT

Paul Urban, Project Manager, Truckee River Flood Project provided a PowerPoint presentation identifying the flood control project at the Rainbow Bend

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residential community. Long Valley Creek is the primary source of Rainbow Bend's flood risk. Mr. Urban noted that it is of importance that protecting Rainbow Bend from the potential of increased flood flows is a pre-requisite to construction of flood damage reduction features upstream in Reno and Sparks.

MOTION: Manager Simon moved to recommend that the FPCC approve the Raised Parkway project in Rainbow Bend as a TRAction project and direct staff to develop an interlocal agreement with Canyon GID for implementing this project for consideration by the FPCC. Vice Chair Smith seconded the motion. The motion carried unanimously.

F. PROPOSAL TO EXPAND CURRENT RELOCATION CONTRACTS TO INCLUDE ACQUISITION ACTIVITIES

Jay Aldean, Deputy Director, Truckee River Flood Project presented information for possible direction to staff regarding amendment of existing "on call" contracts with three relocation consultants (in aggregate amount of \$300,000) to expand their scopes of work to include providing assistance with acquisition activities with no change to the total contract amounts. In response to questions raised, Director Duerr stated that they do have sufficient funds in the contract to do the work. Manager Simon stated for the record that legal counsel has no problem with expanding this, that none of the contractors would be excluded from being able to participate in the expanded scope. David Creekman stated that he and Greg Salter had looked at this contract and were fine with the approach.

MOTION: Vice Chair Smith moved to authorize the Director of the Truckee River Flood Management Project to offer all existing Relocation Consultants contractors an opportunity to amend their contracts to include the above acquisition activities, and execute the amendments and, if necessary, forward the amended contracts to the Washoe County Board of County Commissioners for consent and execution pursuant to the Cooperative Agreement. The previous budget authorization of an aggregate \$300,000 for the relocation contracts remains applicable to the contracts as amended. Manager Dreska seconded the motion. The motion carried unanimously.

G. OUTREACH BUDGET

Mimi Fujii-Strickler, Project Supervisor, Truckee River Flood Project presented a report on the community outreach portion of the approved FY09/10 Flood Project budget for concurrence with planned expenditures. Included in the budget are funds to support the flood project's special events and public outreach program in

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an amount not to exceed \$33,000 for FY09/10 activities. This represents a reduction of about \$20,000 from last year's budget.

MOTION: Manager Carey moved to accept the report on the 2009/2010 Outreach Budget as presented. Vice Chair Smith seconded the motion. The motion carried unanimously.

H. WASHOE COUNTY FLOOD WARNING PROGRAM

Naomi Duerr, Director, Truckee River Flood Management Project presented information on the possibility of transferring the jointly-funded Washoe County Flood Warning System program into the Truckee River Flood Project. Paul Urban provided background information on the flood warning system. Director Duerr stated that staff could wait for updated information on operational costs, when they could make a recommendation to fund the project from the 1/8 cent sales tax or leave the funding as is. Vice Chair Smith suggested that the Director of Public Works should be involved with the decisionmaking on this. Ms. Duerr reiterated that the issue would be brought to the TAC before coming back to the FPCC.

MOTION: Manager Carey moved to direct staff to analyze the value of such a transfer, including costs, benefits, and recommendations. Manager Simon seconded the motion. The motion carried unanimously.

I. CARMEN GROUP UPDATE

A written update on the Carmen Group's lobbyist activities was available for review. No action was taken.

J. MONTHLY REPORTS ON FLOOD PROJECT FINANCIAL STATUS AND FINANCIAL RELATED ACTIVITIES

Trish Yohey, Fiscal Compliance Officer, Truckee River Flood Project provided an update on monthly and year-to-date revenues and expenditures and related financial activities of the Truckee River Flood Project. No action was taken.

6. COMMITTEE MEMBER COMMENTS, REQUESTS AND FUTURE AGENDA ITEMS

There were no items submitted for the next agenda.

7. ADJOURNMENT

* denotes NON action item

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MOTION: Manager Simon moved to adjourn at 12:47 p.m. Vice Chair Smith seconded the motion. The motion carried.

Respectfully submitted by Allayne Donnelly-Everett – Specialized Secretarial Services



FLOOD PROJECT COORDINATING COMMITTEE STAFF REPORT

MEETING DATE: September 11, 2009

DATE: August 6, 2009
TO: Flood Project Coordinating Committee Members
FROM: Naomi Duerr, Director, Truckee River Flood Management Project,
850-7420, nduerr@washoecounty.us
SUBJECT: UPDATE ON FORMING A JOINT POWERS AUTHORITY FOR THE FLOOD PROJECT

SUMMARY

This item is an update on the progress of developing a new cooperative agreement to set up a Flood Management Authority (Joint Powers Agreement).

BACKGROUND

Flood Funding Oversight Team and Manager's Team

The Flood Funding Oversight Committee (staff) met twice in August and plans to meet every other week to work towards identifying and making recommendations on the key issues and policy questions related to forming a Joint Powers Authority (JPA). These issues, options, and recommendations are being captured in a matrix for easy review by the managers, the FPCC and the Flood Project partner agencies.

We will be adding some additional management level staff to this group and we feel that the addition of these folks will help us move these decisions along in the various entities and enable us to meet the January 2010 deadline for the Cooperative Agreement to be completed.

We have also provided each of the members of the Oversight Committee a copy of the latest FCS draft report for their review and feedback.

At the time of this writing, we are in the process of setting up the first Manager's meeting. We wanted to have a few oversight team meetings ahead of the Manager's meeting so that we would have something for them to consider. We are trying to set the meeting before the end of September.

Schedule

The Flood funding Study schedule for FY 09/10 is summarized in a chart below. The schedule starts in August 2009 and ends with the establishment of rates in June 2010.

Proposed Schedule for the Flood Funding Study

As of September 4, 2009

August 2009	Re-convened Flood Funding Oversight Team
August 27 and September 1, 2009	Held meetings of Oversight Team
<hr/>	
August 2009 - January 2010	Complete and Present Draft Cooperative Agreement
August – December 2009	Review cost assumptions, complete assessment of jurisdictional contributions (if to be separate), finalize FCS report
September – December 2009	Complete legal review of FCS report
January - March 2010	Evaluate possible Rate Structures
March – April 2010	Hold Public Workshops and Hearings
July 2010	Establish rates, followed by possible judicial confirmation proceeding

PREVIOUS ACTION AND ACTIVITIES

FPCC Meeting 8-18-06: Presentation on funding options and a scope of work for a benefits engineering study. This included discussion on potential maps for a special assessment district including the areas that flooded in 1997 and a map showing the hydrographic basins that drain into the Truckee River that could be included in a funding district based on their contribution of runoff to the Truckee River.

BCC Meeting 1-22-08: Washoe County Board of County Commissioners approves contract award to FCS Group in association with CH2MHill.

January 2008- May 2009: FCS and CH2MHILL conduct study and make monthly presentations to Finance Subcommittee

Finance Meeting 8-13-09 and FPCC meeting 8-14-09: Update on JPA and Flood Funding Study progress and proposed schedule

FISCAL IMPACT

No fiscal impact from this agenda item.

RECOMMENDATION

It is recommended that the FPCC accept this report and provide direction to staff regarding the study and the schedule.

POSSIBLE MOTION

Motion to accept the report.



FLOOD PROJECT COORDINATING COMMITTEE

STAFF REPORT

MEETING DATE: September 11, 2009

DATE: September 2, 2009

TO: Flood Project Coordinating Committee Members

FROM: Mimi Fujii-Strickler, Flood Project Supervisor, Truckee River Flood Project, 850-7431 mfujii@washoecounty.us

THROUGH: Naomi Duerr, Director, Truckee River Flood Management Project, 850-7420 nduerr@washoecounty.us

SUBJECT: AUTHORIZATION FOR THE CIVIL AIR PATROL TO LEASE 185 NORTH EDISON WAY, UNITS 1, 2, 3, 4, 14, 15, AND 16 FROM OCTOBER 1, 2009 THROUGH SEPTEMBER 30, 2012.

SUMMARY

In July of 2009, the Civil Air Patrol (CAP), Nevada Wing division, met with the Truckee River Flood Project and requested use of office and garage space in the Flood Project properties located on North Edison Way. The Edison Way properties were examined in August and a suitable building was located. The Civil Air Patrol is now requesting to lease the property located at 185 North Edison Way, Units 1, 2, 3, 4, 14, 15, and 16 for their daily operations, training, and education for the next three years.

BACKGROUND

The Nevada Wing of the Civil Air Patrol (CAP), an auxiliary of the United States Air Force and a federally chartered non-profit corporation, currently oversees all the CAP operations and squadrons in the state of Nevada. The CAP is the official Auxiliary of the United States Air Force and provides a range of non-combat missions for the Air Force including search and rescue, emergency response, homeland security, counterdrug and disaster relief. The CAP also serves as a public education arm for training future Air Force cadets for careers in the Air Force and in commercial aviation.

At the July meeting with the CAP, staff learned that due to the condition of their existing space (a Quonset hut located off Kleppe Lane in Sparks), the CAP was required by their national insurance company to find a new location to house the staff and daily operations by the end of September 2009.

Staff met with the CAP at the Edison Way properties in August and located a suitable building at 185 North Edison Way, Units 1, 2, 3, 4, 14, 15, and 16 that met their needs (see map - Attachment 1). Currently, the building has three paying tenants who occupy 50% of the building.

AGENDA ITEM #5B2

The space proposed to be occupied by the CAP covers approximately 40% of the remaining vacant space. It includes three adjoining office suites that front Edison Way and four adjoining warehouse/garage spaces totaling approximately 9,000 square feet.

The CAP organization is a non-profit agency and as such has requested free rent (\$1.00 per year), with the CAP to be responsible for all utilities, as well as maintenance and/or improvements to plumbing, HVAC systems, and cleaning of the units. A copy of the proposed lease terms is attached to the staff report as Attachment #2. In exchange for free rent, the CAP has agreed to provide in-kind services consisting of monthly aerial photography using their planes and photography equipment at no charge to the flood project. This service would involve photographing flood projects which are planned or being constructed, as well as any areas of current flooding.

It is well known that the Flood Project buildings on Edison Way are not in the best of shape, although recent inspections by a licensed inspection firm (Tectonics) rated the 185 Edison Way building as "good" (p.2., Tectonics Facility Review dated June 3, 2009). Some deficiencies were noted, but the building received a clean bill of health as far as life-safety issues are concerned, with the exception that outdoor emergency exit lighting should be enhanced. Any life or safety issues such as fire alarms or smoke detectors within units to be occupied by CAP would be inspected and tested again just prior to occupancy if the FPCC approves moving ahead with a lease.

The Tectonics report anticipated some minor repairs to be expected at 185 Edison over the next few years, although not necessarily in these units. Such anticipated repairs include wiring revisions, air conditioning servicing, door hinges, weather stripping, weather seals on roll-up doors, occasional roof patching, and the like. The Flood Project has notified the potential tenant of the probable repairs, and they have agreed that the CAP would be responsible for all such repairs in their units.

The Flood Project has also disclosed that the property currently resides in a FEMA 100-year AE Flood Zone and is subject to unpredictable flooding. We have also made it clear that neither the Flood Project nor Washoe County would be liable for any damage to the units or personal property of the CAP caused by flooding. In fact, in a major flood occurs, the CAP would likely have to vacate the premises permanently.

Summary of Proposed Conditions of Use (see attached Draft Lease Term Sheet for details):

Location:	185 Edison Way, Units 1, 2, 3, 4, 14, 15, and 16
Parties to Facility Use Agreement:	Civil Air Patrol, Nevada Wing
Term of Use:	Month-to-month, October 1, 2009 – September 30, 2012
Rent:	\$1.00 per year
Operating Expenses:	Paid by the Civil Air Patrol
Maintenance & Utilities:	Paid by the Civil Air Patrol
In-Kind Services:	Civil Air Patrol to fly monthly aerial photography missions for the Truckee River Flood Project at no cost to flood project

PREVIOUS ACTION

None

FISCAL IMPACT

No fiscal impact to the Flood Project. The amount of rent to be charged is \$1.00 per year. The Civil Air Patrol agrees to pay all utility, maintenance/improvements and operating costs as well as provide in-kind services of monthly aerial photography flights of the Truckee River Flood Project where requested. The Flood Project Infrastructure Sales Tax (NRS 377B) will not be used for the lease.

RECOMMENDATION

It is recommended that the Flood Project Coordinating Committee authorize a lease agreement between the Truckee River Flood Project and the Civil Air Patrol, Nevada Wing Division for use of 185 North Edison Way, Units 1, 2, 3, 4, 14, 15, and 16 for its daily operations, training and education for the period of October 1, 2009 through September 30, 2012, in accordance with the terms on the terms sheet (Attachment #2).

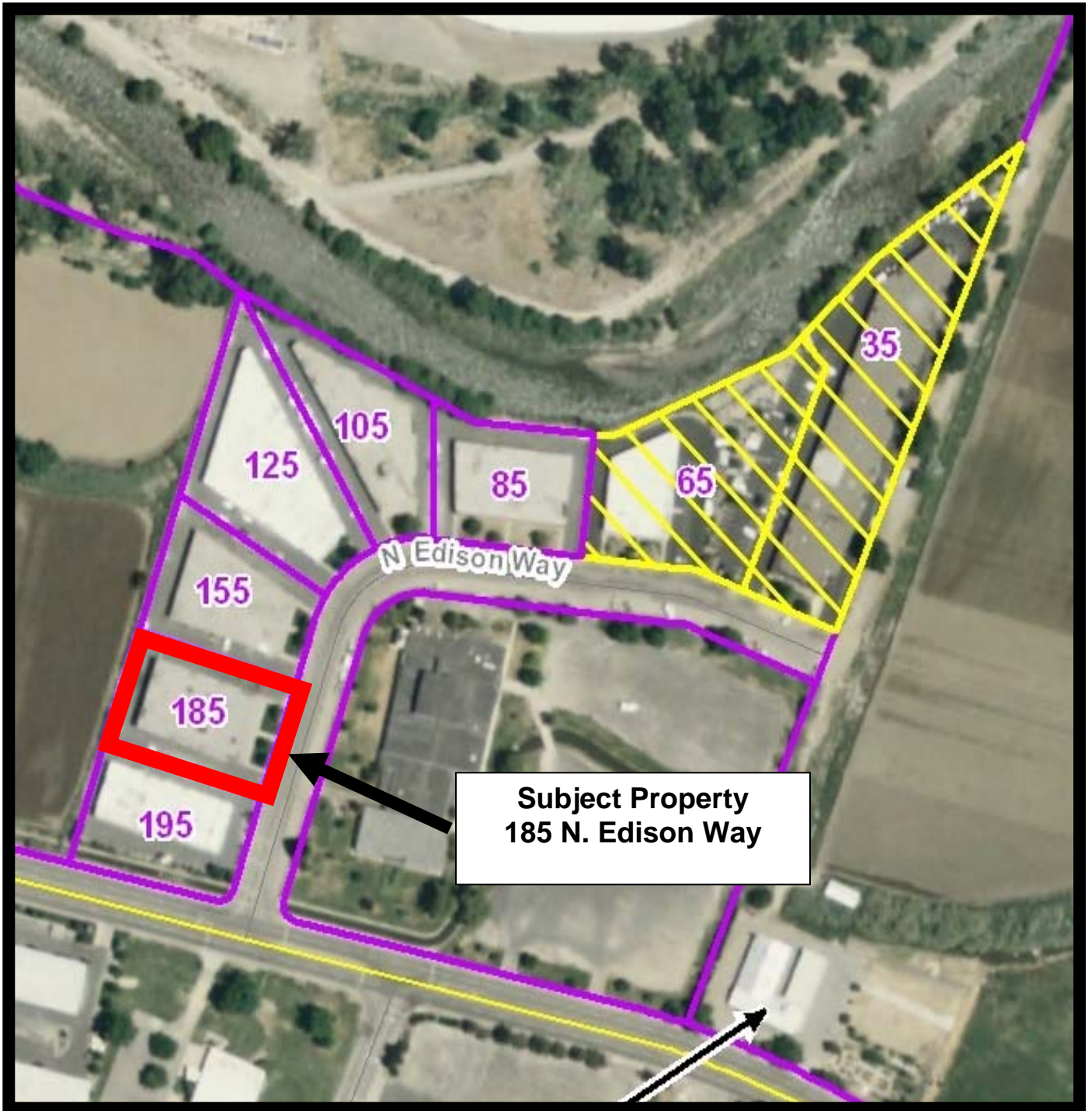
POSSIBLE MOTION

Move to approve staff recommendation.

Attachment: 1– Map of Property

Attachment: 2 – Draft Lease Term Sheet

Attachment 1 – Map of 185 N. Edison Way



(Rev. 9-4-09)

Attachment #2

DRAFT LEASE TERM SHEET
For Civil Air Patrol use of
185 N. Edison Way

For discussion purposes only

Lessor	Washoe County, Nevada, a political subdivision of the State of Nevada
Lessee	Nevada Wing – Civil Air Patrol, an auxiliary of the United States Air Force and a federally chartered nonprofit corporation.
Premises	Units 1, 2, 3, 4, 14, 15, and 16 of 185 N. Edison Way
Term	Commencing on October 1, 2009. Month-to-month tenancy terminable on 30 calendar days notice. Occupancy cannot extend beyond September 30, 2012.
Rent	\$1.00 per year plus Lessee shall, as requested by Lessor but not more than once each month, perform, within ten working days of request, aerial photography of projects or features of interest to the Truckee River Flood Management Project, at sole cost of Lessee.
Absolute Net Lease	Lessee to pay all costs of occupancy, including, but not limited to: <ul style="list-style-type: none">• All utilities and services (water, electricity, telephone and cable, gas, sewer, garbage pick up, etc)• Common area maintenance charges (landscaping, trash pick up, snow removal)• Liability and property damage insurance• Maintenance and repairs including major structural repairs.• Security costs (if any).• Taxes, fees (including flood project fees) and assessments (if any).• Other costs of occupancy such that Lessor shall incur no expenses or liabilities as a result of the occupancy by Lessee.• Common Area Maintenance charges as such as pro rata costs of landscaping maintenance, trash and litter pick up, snow removal.
Additional Rent	▪ Lessee shall pay all above expenses as additional rent, and if not so paid, shall pay default interest and late charges to Lessor.

Security Deposit	None
Permitted Uses	Civil Air Patrol Headquarters, including general office, operations and administrative facilities (including emergency operations at any time), meeting and classrooms for cadets, staff and volunteers only. No fuels or hazardous materials may be stored on the Premises except gasoline in tanks of vehicles parked outside the building. No vehicles over GVW of 6,000 lbs. are to be kept on the Premises overnight except during emergency operations.
Utility/ Security Services	None provided by Lessor, except common area maintenance.
Description and Disposition of Lessee Improvements	Painting, repairs to doors, walls, electrical, plumbing, HVAC systems, carpeting. No alterations to walls is allowed. No improvements that would require a permit from the City of Reno are allowed except with written consent of Lessor. Lessee shall pay for all improvements. Lessor shall provide no tenant improvements.
Damage or Destruction of Premises.	Lessor does not have any flood or other insurance on the Premises (other than self insurance) and will not make any repairs to the Premises caused by flood or any other event. Unless otherwise agreed, Lease terminates upon any significant damage to the Premises.
Insurance Requirements	Lessee must provide, including premises liability coverage.
Indemnification & Hold Harmless	Lessee will hold Lessor harmless and indemnify Lessor for all claims, expenses and losses arising out the condition of the building as well as any negligent acts of Lessor and any negligence or willful tort of Lessee.
Building Condition	<ul style="list-style-type: none"> • Lessee has been given building inspection reports from Newberry Inspections (dated 8/07/2007) and Tectonics (June 2009). • Premises is in FEMA Flood Zone AE and has flooded in the past and is likely to flood again with several feet of water. • Premises is not ADA compliant. • Premises does not comply with current building codes. <p>Lessee shall be responsible for keeping Premises safe and suitable for occupancy and permitted uses.</p>



FLOOD PROJECT COORDINATING COMMITTEE

STAFF REPORT

MEETING DATE: September 11, 2009

DATE: September 2, 2009

TO: Flood Project Coordinating Committee Members

THROUGH: Naomi Duerr, Director, Truckee River Flood Management Project, 850-7420 nduerr@washoecounty.us

FROM: Mimi Fujii-Strickler, Flood Project Supervisor
850-7431, mfujii@washoecounty.us

SUBJECT: Carmen Group Federal Lobbyist Monthly Report

SUMMARY

The Carmen Group represents an integral part of the Flood Project's overall strategy to ensure that the Truckee River Flood Management Project receives priority attention by the Army Corps of Engineers' management. The Carmen Group has effectively provided federal lobbying services to the Flood Project for the last four years and promoted our project on a daily and weekly basis with the Corps of Engineers' Headquarters staff and the Assistant Secretary of the Army. It is through the Carmen Group's assistance that our local community retains control over the project formulation process so we can effectively build our preferred plan as well as maintain an equitable cost-sharing arrangement with the Corps.

See attached Carmen Group Monthly Status Reports for August

PREVIOUS ACTION

- March 2009** The Finance Subcommittee conducted their first teleconference with Mia O'Connell of the Carmen Group during the Finance Subcommittee meeting.
- April 2009** The Finance Subcommittee conducted a teleconference with Mia O'Connell of the Carmen Group during the Finance Subcommittee meeting.

- May 2009** No Finance Subcommittee Meeting.
- June 2009** The Finance Subcommittee conducted a teleconference with Mia O'Connell of the Carmen Group during the Finance Subcommittee meeting.
- July 2009** No Finance Subcommittee Meeting.
- August 2009** Mia O'Connell not available for the August Finance Subcommittee teleconference.

FISCAL IMPACT

There is no identified fiscal impact for this agenda item.

RECOMMENDATION

It is recommended that the FPCC accept this report and provide any direction to the staff on the information presented herein.

POSSIBLE MOTION

Motion to accept the report and verbal update.

MFS:nsd



Monthly Status Report

Washoe County August 2009

During the month of August, your consultant was involved in, and advised on the following activities on behalf of Washoe County.

Truckee River Project Issues and Progress

During the month, the consultant spoke to Ms. Duerr and Mr. Aldean on the pending issue of the recent Corps' finding that issues raised by Corps' reviews have prompted the Corps to go back and do significant re-analysis of economics and hydraulics in order to determine a new NED plan for the project. As a result of this effort, the project schedule, and the timetable to seek a project authorization has slipped significantly. The consultant has recommended that the best course of action would be to have a vertical team meeting with Headquarters to make them fully aware of this recent development and to seek their advice and counsel proceeding forward in the best manner.

Meeting with Steve Stockton

As a result of discussions with Ms. Duerr and the frustration over the lack of coordinating with Headquarters, the consultant had a meeting with Mr. Stockton in late August. The consultant briefed Mr. Stockton and his staff on the latest developments on the project in terms of delays at the Sacramento District and asked for their advice and counsel. Mr. Stockton advised that a briefing of Headquarters by the Sacramento District was due and that possible next steps to make sure that the District was proceeding appropriately could be to send some technical staff from Headquarters to the field for several days to review the issues and to provide advice and assistance on the best path. The consultant welcomed the advice and asked that Headquarters coordinate with the field as soon as possible after the Headquarter briefing to provide the necessary advice and direction and that the sponsor was included in the effort.

The consultant will continue to coordinate with Headquarters and Ms. Duerr to ensure the best direction is being pursued.

Fiscal Year 2010 Appropriations

The consultant worked closely with the Senate Appropriations Committee and Senator Reid's office to ensure that the \$10 million the project received in General Investigation funds are retained through the final conference agreement for the project.

Assistant Secretary of the Army

The consultant is working the request at the ASA's office to have Mr. Salt visit the project. There is a possibility that Mr. Salt may be able to visit the project at the end of September or at the beginning of October as he may be traveling West at the time. We will coordinate and advise to see if we can firm plans.

Washington Visit

The consultant is working on firming a date for a Washington visit for Mr. Smith and Ms. Duerr. Current discussions are focusing on October 21 and 22. We are working to firm dates, and then will get the visit schedule moving.

Truckee River



Flood Management Project

FLOOD PROJECT FINANCE SUBCOMMITTEE

Monthly Financial Status Reports

Will be handed out at the Finance meeting on September 10, 2009