

NYE COUNTY AGENDA INFORMATION FORM

Action
 Presentation
 Presentation & Action

Department: County Manager		Agenda Date:	
Category: Regular Agenda Item		March 12, 2018	
Contact: Tim Sutton		Phone:	Continued from meeting of:
Return to:	Location:		Phone:
Action requested: (Include what, with whom, when, where, why, how much (\$) and terms) Discussion and deliberation to ratify the selection of Planning Director.			
Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures) Staff recommends to ratify Brett Waggoner.			
Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 10 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.			
Expenditure Impact by FY(s): (Provide detail on Financial Form)			
			<input type="checkbox"/> No financial impact

Routing & Approval (Sign & Date)

1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date <i>NA</i>
4.	Date	9. Finance	Date <i>SR</i>
5.	Date	10. County Manager	Date <i>03/05/18</i>

Place on Agenda

ITEM # 19

Brett A. Waggoner

Operations & Project Management

Marketing/General Business Practices/Improvement Processes

A results driven business professional with 20+ years of experience in the construction industry; proven abilities in strategic planning, managing projects, improving efficiency of operations, team building and detailing project information to determine effective processes for operations; able to identify areas of strength and weakness and implement company policies, standards, changes in operation, and systems that optimize productivity and bottom line; demonstrated ability to motivate staff to maximum productivity and control costs through the most effective uses of manpower and available resources.

Areas of Expertise

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- | | | |
|-------------------------------------|---------------------------|----------------------------|
| ▪ Operations Leadership | ▪ Contract Negotiation | ▪ Estimating/
Budgeting |
| ▪ Strategic/Process
Development | ▪ Construction Management | ▪ Purchasing
Agreements |
| ▪ Staff/Team
Management/Training | ▪ P&L Statements | ▪ Operations
Management |
| | ▪ Land Acquisitions | |
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Professional Experience

Nye County, Nevada

11/2017 - Present

Assistant Planning Director

- Coordinating and assisting in the preparation of: staff reports on land use actions including research, compilation and analysis of data; reports for conditional use permits, land divisions, zoning amendments, variances, comprehensive plan amendments, easements and appeals as they may apply to Nye County.
- Assisting Director of Planning in both current and comprehensive planning activities including preparation of ordinances and resolutions
- Presentation of reports to Director of Planning, County Manager, Planning Commissions, and Board of County Commissioners with recommendations along with facts, findings and conclusions to support recommendations and decisions.
- Assisting the public in person and by telephone with regard to development proposals, ordinance interpretations and similar matters.
- Evaluation of administrative land use actions and provide recommendations to the Director of Planning.
- Coordination and assistance in preparation of land use decision notifications and related documents.

Brett A. Waggoner

- Coordination and assistance in the evaluation of development permit applications for compliance with zoning and division of land regulations, and the preparation of legal notices for administrative and public hearings on land use applications.
- Conducting field research for land use actions.
- Provide management support to the Pahrump Regional Planning Commission (PRPC) including preparation of budget proposals; coordination, evaluation and analysis pertaining to elements of the Pahrump Regional Planning District's Master Plan and related Ordinances.
- Performing other land use planning duties as assigned.
- Act on behalf of the Planning Director in the Director's absence.
- Assisting in day to day management of planning, code compliance and air quality compliance personnel.

Utilities Inc./ Corix Utilities

2016 – 11/2017

Business Development Manager

- Execute contract negotiations for Annexations, Developer's Agreements and Utility Service Agreements from onset through completion with support from leadership team and legal teams.
- Provide capital budget for review ensuring that the goals of meeting growth, mitigating risk and service reliability are balanced with prudent investments and customer interests.
- Develop and apply expertise in advanced asset management tools and processes.
- Identify capital project needs and develop solutions which address operational, regulatory, financial and health safety and environmental requirements.
- Oversee complex technical projects, adhering to strict goals and deadlines monitoring project budgets, construction activity, investment return and coordinate time with operations.
- Responsible for all project development and reporting throughout each project ensuring the success of the projects, while remaining in line with time and budget parameters.
- Obtain proposals and make recommendations on contracting, as well as coordinate all daily activities and personnel for each project.
- Member of the Rate Case and IRP teams assisting in putting together the dockets including testifying and/or assisting with others testimony on projects and/or other topics.
- Assist in acquisition evaluations.
- Developed and maintain positive relationships with communities served and served as a liaison with vendors and regulators.
- Am responsible for profit and Loss for my business unit.

Anthony & Sylvan Pools

2014 – 2016

Director of Operations

- Manage day to day operations for the Las Vegas Division.

Brett A. Waggoner

- Acting as the construction manager for the construction & scheduling staff, office staff, and designers.
- Responsible for hiring, terminations, staff performance reviews and disciplinary actions.
- Prepare and execute Subcontractor agreements, awarding of contracts, contract negotiations.
- Responsible for purchasing and price negotiations with suppliers for warehouse stock of pool equipment, as well as materials for jobsites such as rebar, cement, and tile.
- Establish group policies and procedures; reviewing all sales contracts, construction documents and cost cards for accuracy.
- Estimate and budget for individual construction projects 100k plus.
- Generate bi-weekly P&L statements in addition to necessary WIP reports.
- Participate in quarterly budget meetings with corporate offices and preparation of all related documents pertaining to financials, production, customer satisfaction, subcontractor evaluations, construction staff capacity, subcontractor capacity and sales reports to be presented to the Board of Directors.

Pacific Trend, LLC

2011-2014

Western Regional Operations Manager

- Worked to determine and develop growth opportunities within the Site Acquisition team.
- Establish group policies and procedures; review zoning drawings prior to submittal.
- Review the quality and completeness of site specific documentation.
- Negotiate and evaluate of contracts for construction projects.
- Estimate and budget for individual construction projects.
- Secure financing through investors.
- Prepare and execute Sub Contractor agreements.
- Responsible for all phases of construction management and all related marketing activities and staff.
- Responsible for hiring, terminations, staff performance reviews and disciplinary actions.
- Generating bi-weekly, monthly, quarterly and annual P&L statements in addition to necessary WIP reports
- Real Estate Acquisitions.
- Collaborated with Legal staff, planners and municipalities throughout the project planning and approval process.

Delmar Development, LLC

2004 - 2011

VP of Operations

- Procured land acquisitions, executed contracts, purchasing agreements and preliminary budgeting, as well as the entitlement process through the tentative map to final map approvals.

Brett A. Waggoner

- Responsible for production of P&L, and WIP reports to determine current and projected cash flows
- Collaborated with Legal staff, planners and municipalities throughout the project planning and approval process.
- Accountable for estimating, contract negotiations, and hiring of Sub Contractors and material suppliers.
- Managed day to day operations construction projects in southern and northern Nevada consisted of Residential Custom Homes and Commercial General Contracting
- Led sales staff, leasing agents, and approved all marketing
- Managed the hiring and day to day performance of staff; responsible for ensuring projects were managed in a way to bring them in on time and budget
- Designed and implemented an SWPP, and safety program
- Handled the building permit process with plotting, plan review, and building permit issuance
- Worked with structural and mechanical engineers through the design process and during the construction process
- Handled QE inspections as well as jurisdictional course of construction inspections with county and city inspectors
- Named to the Nevada State Contractors License as “Qualified Individual” for the Nevada State Contractors License

US HOME / LENNAR CORPORATION

Vice President of Construction/Construction Manager

2000 – 2004

- Supervisor for 12 staff construction staff members on multiple jobsites throughout the Las Vegas Valley
- Managed onsite and land development for construction of Semi-Custom/Custom homes up to 8000 SqFt
- Maintained direct communication with sales staff and home buyers throughout the design process and course of construction for Pre Construction through final walk through
- Accountable for reviewing invoices, change orders, and conducting weekly Safety Meetings and SWPP meetings with staff for ongoing training
- Guided staff by inspecting all work during construction to ensure compliance with the plans and building codes, safety management, subcontractor scheduling and customer service issues.
- Named to the Nevada State Contractors Board as the “Qualified Individual” for the Nevada State Contractors License.

Additional Professional Experience

Construction Superintendent, Spinnaker Homes (1998 – 2000)

Construction Superintendent, RPS Homes (1996 – 1998)

Assistant Superintendent, Pride Construction (1992 – 1996)

Brett A. Waggoner



Education

Business Administration, Rogue Community College (1991 – 1993)

Volunteerism

Volunteer Construction

Saint Jude's Ranch Facility, Lennar Corporation

Habitat for Humanity, Las Vegas