



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE, April 16, 2024

DATE: March 25, 2024

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, Desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve a Quitclaim Deed between Washoe County and the Truckee Meadows Water Authority (TMWA), to transfer ownership of Assessor's Parcel Number 534-091-10 located in Spanish Springs, Nevada, totaling $\pm 16,764$ square feet that contains existing municipal water facilities. The parcel was originally owned and operated by Washoe County Department of Water Resources and was identified for transfer to the TMWA as part of the approved merger of Washoe County water related infrastructure into the TMWA as approved in 2014 [no cost]. (Commission District 4.)

SUMMARY

The purpose of this quitclaim deed is to formally transfer Washoe County's right, title and interest of the subject property to the Truckee Meadows Water Authority (TMWA) in continued cooperation of the 2010 Merger Interlocal Agreement (Merger ILA) between Washoe County and TMWA, completed in December 2014. The subject parcel (APN 534-091-10) is a remnant parcel owned by Washoe County and contains a municipal water well and appurtenances. More specifically, under the terms of the approved Merger ILA, TMWA owns and operates water facilities on the subject property including a domestic water well, pump house and associated water main piping. TMWA has requested that Washoe County formally transfer the subject parcel to TMWA for ownership and maintenance. There is no fiscal impact to Washoe County with the transfer of this parcel as planned in the Merger ILA.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

January 20, 2010 – Washoe County and TMWA executed the Interlocal Agreement Governing the Merger of the Washoe County Department of Water Resources Water Utility into TMWA.

AGENDA ITEM # _____

October 28, 2014 – Board approved Addendum to the Interlocal Agreement Governing the Consolidation of the Washoe County Department of Water Resources Water Utility into the Truckee Meadows Water Authority dated January 29, 2010.

October 28, 2014 – Board adopted a resolution approving the consolidation of the Washoe County Water Utility with the Truckee Meadows Water Authority on or about December 31, 2014, authorizing actions necessary to effectuate the merger and the closing of various transactions necessary for the merger, stating the intent of County to suspend the application of certain ordinances related to the County’s operation of a water utility following the merger, authorizing County officials to make edits and corrections to the agreements and related documents involving the merger, authorizing County officials to make accounting and budget entries and changes necessary in the water resources fund and other funds that are deemed necessary due to the merger, and providing other matters relating thereto.

BACKGROUND

TMWA and the County entered into that certain Interlocal Agreement Governing the Merger of the Water Utility into TMWA dated January 29, 2010, which provided for the merger of the Water Utility into TMWA (Merger ILA). Pursuant to Section 10 (Post-Closing Cooperation) of the Addendum to the Merger ILA, the parties agreed that the County shall transfer and convey to TMWA such property, equipment, funds, easements, or rights-of-way, mutually agreed upon by the parties as being inadvertently omitted from the Schedules set forth and reasonably necessary for the operation of the Water Utility in a manner consistent with such operations by County as of the Closing Date.

The subject parcel (APN 534-091-10) is 16,764± square feet in size lying south of La Posada Drive. This remnant parcel is currently owned by Washoe County which contains municipal water infrastructure in support of the safe delivery of drinking water to the community and cannot be utilized as public right-of-way for these reasons. TMWA currently owns and operates water facilities on the subject property including a domestic water well, pump house and associated water main piping.

County and TMWA are cooperating to formalize the transfer of ownership of the subject parcel to TMWA in accordance with the Merger ILA.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Quitclaim Deed between Washoe County and the Truckee Meadows Water Authority (TMWA), to transfer ownership of Assessor’s Parcel Number 534-091-10 located in Spanish Springs, Nevada, totaling ±16,764 square feet that contains existing municipal water facilities. The parcel was originally owned and operated by Washoe County Department of Water Resources and was identified for transfer to the TMWA as part of the approved merger of Washoe County water related infrastructure into the TMWA as approved in 2014 [no cost].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:
"Move to approve a Quitclaim Deed between Washoe County and the Truckee Meadows Water Authority (TMWA), to transfer ownership of Assessor's Parcel Number 534-091-10 located in Spanish Springs, Nevada, totaling ±16,764 square feet that contains existing municipal water facilities. The parcel was originally owned and operated by Washoe County Department of Water Resources and was identified for transfer to the TMWA as part of the approved merger of Washoe County water related infrastructure into the TMWA as approved in 2014 [no cost]."