



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: July 12, 2022

**DATE:** June 9, 2022

**TO:** Board of County Commissioners

**FROM:** Brett Steinhardt, Senior Project Manager, Engineering and Capital Projects, Community Services Dept., 775-328-2049, [bsteinhardt@washoecounty.gov](mailto:bsteinhardt@washoecounty.gov)

**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering and Capital Projects, Community Services Department, 328-2043, [desmith@washoecounty.gov](mailto:desmith@washoecounty.gov)

**SUBJECT:** Recommendation to approve a Grant of Easement (for power and gas distribution) between Washoe County ("Grantor") and NV Energy ("Grantee") on a portion of Assessor's Parcel Number 008-211-47 to construct operate, add to, modify, maintain and remove aboveground and /or underground communication facilities and gas systems for the distribution and transmission of gas and electric line systems for the distribution of electricity, consisting of poles, guys, anchors, cables, conduit, duct banks, manholes, vaults, transformers, pipes, valves, fittings, regulators, meters, service boxes, fixtures, bollards, apparatus and improvements. [For the value of \$1.00.] The easement is necessary for the construction of the Safe Camp Facility. (Commission District 3.)

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### SUMMARY

This project is for the development of a Safe Camp in the Governors Bowl located at 1498 East 7<sup>th</sup> Street, Reno. The project consists of construction of a multi-purpose building, restroom facilities, shade structures, a dog kennel area, required landscaping and all associated underground utilities infrastructure.

The construction of the Safe Camp Facility Project requires new electrical and gas distribution systems. With respect to the Utility Facilities, the Easement Area shall be reduced to an area ten feet in width, being five feet on each side of the centerline of any underground Utility Facilities after same are installed in connection with Sierra Pacific Power Company Project ID 3008526135 and 3008526174, or for any subsequent additions or modifications. The easement area around any aboveground Utility Facilities shall be reduced to three feet in all directions around the perimeter of such aboveground Utility Facilities, after same are installed in connection with Sierra Pacific Power Company Project ID 3008526135 and 3008526174, or for any subsequent additions or modifications.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

### PREVIOUS ACTION

On April 12, 2022, the Board of County Commissioners (Board) approved the single bid opened on March 8, 2022, for the Safe Camp Facility Project.

AGENDA ITEM # \_\_\_\_\_

On April 12, 2022, the Board of County Commissioners (Board) rejected the single bid opened on December 14, 2021, for the Safe Camp Capital Improvement Project pursuant to NRS 338.1385(6)(d).

On December 14, 2021, the Board approved allocation of American Rescue Plan Act funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund in a total amount of \$40,201,764.00, and directed the Comptroller's Office to make the necessary net zero cross-fund and cross-functional budget appropriation transfers, and authorize Human Resources, per Job Evaluation Committee (JEC) evaluation as applicable, to create necessary positions for 23 proposed projects identified in the supporting staff report.

On August 17, 2021, the Board approved Amendment #1 to the Agreement between Washoe County and Well Care Services Reno to support the pilot program for supportive housing of persons with intellectual or developmental disabilities or mental health conditions that impede their ability to live with complete independence retroactive August 1, 2021 through July 31, 2022 for [\$612,000] to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; and if approved, authorize the Purchasing and Contracts Manager to execute Amendment #1; direct the Comptroller's Office to make the necessary cross-fund, cross-function budget appropriation transfers.

On July 20, 2021, the Board accepted Coronavirus State and Local Fiscal Recovery Funds allocation from the United States Department of the Treasury in the amount of [\$91,587,038; no county match], authorized the County Manager to sign award documents and directed the Comptroller's Office to make the budget amendments.

On July 20, 2021, the Board authorized Washoe County Manager Eric Brown to enter all necessary professional services agreements and construction contracts in support of the Nevada Cares Campus, Safe Camp and Homeless Housing Sprung Facility Improvements in an amount not to exceed \$8,500,000, inclusive of \$3,500,000 in previous authority granted May 25, 2021, to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; directing the Manager to provide periodic updates to the Washoe County Board of Commissioners regarding project status and project costs and budget Nevada Cares Campus; directing that all such agreements and contracts shall conform and be let in compliance with Nevada law as applicable.

On June 22, 2021, the Board: (1) approved the use of General Fund Contingency in the amount of [\$240,000] needed to support the Safe Camp Facility project, and (2) approved unbudgeted transfers of \$50,000 from the adopted Fiscal Year 2021 Manager's Office to support the Safe Camp Facility project.

On April 13, 2021, the Board retroactively accepted a grant award from Truckee Meadows Water Authority in the amount of [\$200,000, no county match]; and approved the use of General Fund Contingency in the amount of [\$250,000] for unbudgeted expenditures for Fiscal Year 2021 for the Safe Camp program.

## **BACKGROUND**

Amid growing community concerns over the safety, public health and environmental concerns for the region, at a concurrent meeting held on November 18, 2020, the Washoe County Board of Commissioners and the City of Reno and Sparks City Councils voted to acquire and cost share three parcels on East 4<sup>th</sup> Street for the purpose of expanding shelter capacity in the region to assist people experiencing homelessness. The number of individuals experiencing homelessness has increased significantly due to the COVID-19

pandemic and subsequent unemployment spurring housing insecurity and concerns of people living in encampments.

One of the purchased parcels included the Governor's Bowl Park which was discussed to be a safe camping location. The location would serve as a safe space, where encampments along the Truckee River could relocate, providing access to restrooms, meal service, and will be a more secure location for individuals not wishing to move into shelters.

The purpose for the Safe Camp is to:

- Provide a sanctioned location for people currently living outside that reduces the environmental, public health and safety concerns of unregulated encampments.
- Provide a sanctioned camping location to reduce the negative impacts of unsheltered people being forcibly removed from a location.

From this stable location, engage safe camp residents in housing focused conversations, service referrals and housing placements.

### **FISCAL IMPACT**

There is no fiscal impact to the County in approving this Grant of Power and Gas Distribution Easement, which will provide necessary communication facilities, gas systems and electric line systems serving the Cares Campus.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve a Grant of Easement (for power and gas distribution) between Washoe County ("Grantor") and NV Energy ("Grantee") on a portion of Assessor's Parcel Number 008-211-47 to construct operate, add to, modify, maintain and remove aboveground and /or underground communication facilities and gas systems for the distribution and transmission of gas and electric line systems for the distribution of electricity, consisting of poles, guys, anchors, cables, conduit, duct banks, manholes, vaults, transformers, pipes, valves, fittings, regulators, meters, service boxes, fixtures, bollards, apparatus and improvements. [For the value of \$1.00.] The easement is necessary for the construction of the Safe Camp Facility.

### **POSSIBLE MOTION**

Should the Board agree with Staff's recommendation, a possible motion would be "Move to approve a Grant of Easement (for power and gas distribution) between Washoe County ("Grantor") and NV Energy ("Grantee") on a portion of Assessor's Parcel Number 008-211-47 to construct operate, add to, modify, maintain and remove aboveground and /or underground communication facilities and gas systems for the distribution and transmission of gas and electric line systems for the distribution of electricity, consisting of poles, guys, anchors, cables, conduit, duct banks, manholes, vaults, transformers, pipes, valves, fittings, regulators, meters, service boxes, fixtures, bollards, apparatus and improvements. [For the value of \$1.00.] The easement is necessary for the construction of the Safe Camp Facility."