



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 10, 2019

DATE: November 15, 2019

TO: Board of County Commissioners

FROM: Sophia Kirschenman, Park Planner,
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THROUGH: Eric Crump, Acting Director
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SUBJECT: Recommendation to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and Truckee Meadows Water Authority for a water facilities easement totaling $\pm 3,734$ square feet and a temporary construction easement totaling $\pm 8,206$ square feet on APN 152-430-18, part of Arrowcreek Open Space [at the negotiated value of \$3,734.00]; and if adopted, set a public hearing on the matter for January 14, 2020. (Commission District 2.)

SUMMARY

Nevada Revised Statute 277.050 authorizes the Board of County Commissioners (Board) to sell to another public agency any real property belonging to it, by adopting a resolution declaring its intention and to hold a public hearing to consider objections to the proposed easement agreement. The public hearing on this matter is to be set for January 14, 2020.

Washoe County owns a ± 85.4 -acre parcel (APN 152-430-18) situated ± 0.25 miles southwest of Arrowcreek Park, adjacent to Thomas Creek. The subject parcel is part of Washoe County's larger Arrowcreek Open Space area, which expands westward and northward from the parcel in question. A portion of the Lower Thomas Creek Trail traverses this property, meandering along the creek. Additionally, the Truckee Meadows Water Authority (TMWA) owns a parcel (APN 152-430-19) that is primarily bounded by the Arrowcreek Open Space area. This parcel contains several water facilities, including STMGID 6 Well, and TMWA also has an existing easement across the Arrowcreek Open Space property to provide access to these facilities.

TMWA is requesting an additional water facilities easement to allow for the construction, installation, and maintenance of a pump-to-waste drain line and rock-lined channel. These improvements would bring STMGID 6 Well into compliance with current Nevada Administrative Codes (NAC).

Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

PREVIOUS ACTION

On December 3, 2019, the Open Space and Regional Park Commission reviewed the water facilities easement agreement and easement deed in question. At the time that this

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staff report was drafted, the Open Space and Regional Park Commission meeting had yet to occur, so the outcome of that meeting is not included.

BACKGROUND

Under Nevada Revised Statute 277.050, the Board may sell to another public agency any real property belonging to it. TMWA owns a parcel (APN 152-430-19) that is primarily surrounded by Washoe County's Arrowcreek Open Space area. TMWA manages and maintains a number of water facilities on this parcel, including STMGID 6 Well. TMWA is requesting a water facilities easement, totaling $\pm 3,734$ square feet on a portion of Washoe County's Arrowcreek Open Space area (APN 152-430-18) to allow for the construction and maintenance of a pump-to-waste drain line and rock-lined channel. These STMGID 6 Well improvements are required by current NAC codes. Additionally, TMWA is requesting a temporary construction easement, totaling $\pm 8,206$ square feet to allow for the installation of said water facilities improvements.

While Washoe County would typically require an appraisal of the lands to be conveyed in the easement, the required water facilities easement is relatively small and the appraisal would likely cost more than the appraised value of the land. In an effort to lessen this burden on TMWA and TMWA's ratepayers, Washoe County staff asked for a proposed valuation of the easement area based on recent appraisals in the area. In 2017, TMWA commissioned three appraisals for other water facilities easements on Washoe County parkland in the Arrowcreek area. TMWA has proposed to pay \$1.00 per square foot for the easement in question (a total of \$3,734.00), as consistent with the appraisals conducted in 2017.

FISCAL IMPACT

Should the easement be approved, proceeds of \$3,734.00 will be deposited into the Parks Capital Fund (404), District 1C South Valley (900130).

Purchase of the easement, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the TMWA.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and TMWA for a water facilities easement totaling $\pm 3,734$ square feet and a temporary construction easement totaling $\pm 8,206$ square feet on APN 152-430-18, part of Arrowcreek Open Space [at the negotiated value of \$3,734.00]; and if adopted, set a public hearing on the matter for January 14, 2020.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution of Intent to execute an easement agreement and easement deed between Washoe County and TMWA for a water facilities easement totaling $\pm 3,734$ square feet and a temporary construction easement totaling $\pm 8,206$ square feet on APN 152-430-18, part of Arrowcreek Open Space [at the negotiated value of \$3,734.00]; and if adopted, set a public hearing on the matter for January 14, 2020."