



# WASHOE COUNTY

Integrity Communication Service

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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, Division Director, Operations  
Community Services Department, 328-3625, [ecrump@washoecounty.us](mailto:ecrump@washoecounty.us)

**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  $\pm 967$  square feet and a temporary construction easement totaling  $\pm 2,585$  square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967.00]; and if adopted, set a public hearing on the matter for January 14, 2020. (Commission District 2.)

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### 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 two parcels (APNs 152-051-22 and 150-121-25), totaling  $\pm 17.5$  acres, situated adjacent to Arrowcreek Park and just north of Thomas Creek. The subject parcels are part of Washoe County's larger Arrowcreek Open Space area, which expands westward and northward from the parcels in question. A portion of the Lower Thomas Creek Trail traverses these parcels, meandering along the creek. Additionally, the Truckee Meadows Water Authority (TMWA) has an existing access and waterline easement across these parcels that transports water from several nearby water facilities, including STMGID 5 Well.

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 5 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 5 Well. TMWA is requesting a water facilities easement, totaling  $\pm 967$  square feet on a portion of Washoe County's Arrowcreek Open Space area (APNs 152-051-22 and 150-121-25) to allow for the construction and maintenance of a pump-to-waste drain line and rock-lined channel. These STMGID 5 Well improvements are required by current NAC codes. Additionally, TMWA is requesting a temporary construction easement, totaling  $\pm 2,585$  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 appraisals would likely cost more than the appraised value of the land. In an effort to lessen the burden on TMWA and TMWA's ratepayers, Washoe County staff asked for a proposed valuation of the easement 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 proposed to pay \$1.00 per square foot for the easement in question (a total of \$967.00), as consistent with the appraisals conducted in 2017.

### **FISCAL IMPACT**

Should the easement be approved, proceeds of \$967.00 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  $\pm 967$  square feet and a temporary construction easement totaling  $\pm 2,585$  square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967]; 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  $\pm 967$  square feet and a temporary construction easement totaling  $\pm 2,585$  square feet on APNs 152-051-22 and 150-121-25, part of Arrowcreek Open Space [at the negotiated value of \$967]; and if adopted, set a public hearing on the matter for January 14, 2020."