



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: January 21, 2020

DATE: December 19, 2019

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us

THROUGH: Charles A. Moore, Fire Chief
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SUBJECT: Recommendation to approve a lease agreement between Truckee Meadows Fire Protection District and the Verdi History Preservation Society, Inc., a Nevada non-profit corporation for the Districts continued use of the Verdi Fire Station Apparatus Facility, located at 165 Bridge Street for a term of sixty (60) months and a rent of \$100 per month beginning in Fiscal Year 2021 plus applicable utility use commencing January 21, 2020; and if approved, authorize the Chairman to execute the lease agreement. (Commission Districts 5) FOR POSSIBLE ACTION

SUMMARY

The Board of County Commissioners on January 14, 2020 quitclaimed the property known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street to the Verdi History Preservation Society, Inc. A consideration of that deed is the continued use of the fire station apparatus facility by the Truckee Meadows Fire Protection District. This lease agreement allows a five-year lease with two five year extensions at a cost to the district of \$100 per month beginning on July 1, 2020.

PREVIOUS ACTION

January 14, 2020 – the Board of County Commissioners executed a quitclaim deed to the Verdi History Preservation Society, Inc. for the Verdi Historic Schoolhouse and Verdi Volunteer Fire property located at 165 Bridge Street.

December 17, 2019 – the Board of County Commissioners approved a Resolution of Intent to Convey APN 038-401-02, known as the Verdi Historic Schoolhouse and Verdi Volunteer Fire property, located at 165 Bridge Street; in consideration of an offer made by the Verdi History Preservation Society, Inc., a Nevada non-profit corporation in the amount of \$2.00; and scheduled a Public Hearing to be held January 14, 2020 at 10:00 a.m. to allow for any objections to this action.

September 13, 2016 – the Board of County Commissioners provided direction to staff related to certain real property as surplus to the needs of Washoe County and authorized staff to begin disposition of each asset in accordance with the appropriate section of NRS; specifically Assessor's Parcel Numbers: 552-132-01, 552-132-02, 012-150-12, 018-164-07, 080-283-03, and a portion of 038-401-02; and certain Truckee River water rights appropriated under Claim No. 14 (362 acre-feet).

November 1964 – The Board of County Commissioners purchased the Historic Schoolhouse Property from the Washoe County School District for use as a civic center and community building.

BACKGROUND

In 1964, Washoe County received ownership of APN 038-401-02, known as the Verdi Historic Schoolhouse Property, (constructed in 1926), from the Washoe County School District.

Staff was approached by the Verdi History Preservation Society, Inc. with a request to acquire the property to provide the Verdi area with a civic and community center. This request is consistent with the board direction to purchase the facility in 1964 from the Washoe County School District. Since 1964 the building has been used by the community; however, over the past few years the monetary resources are not available within Washoe County for the required maintenance and upkeep of the property. The Society has the means and desire to provide the required maintenance and upkeep.

The Verdi Volunteer Fire Apparatus Building was established on this site many years ago and has provided a location for the equipment and operation of fire prevention and fire services for this community and its residents. Washoe County has worked with the Truckee Meadows Fire Protection District (District) and the Society to arrange for a low cost lease of the Volunteer Fire Apparatus Building to the District for continued fire operations in Verdi.

The lease between the District and the Society is for five years with two five year renewal options. Rent for the Fire Apparatus Building will be \$100 per month beginning on July 1, 2020 and the cost of utilities for the Fire Apparatus Building will be paid by the District.

FISCAL IMPACT

The total cost of the lease is \$1,200 plus utilities which are already being paid by the District. The total cost of the lease will be included in the District's FY21 budget.

RECOMMENDATION

It is recommended the Board of Fire Commissioners approve a Lease Agreement between Truckee Meadows Fire Protection District and the Verdi History Preservation Society, Inc., a Nevada non-profit corporation for continued use of the Verdi Fire Station Apparatus Facility, located at 165 Bridge Street for a term of sixty (60) months and a rent of \$100 per month beginning in Fiscal Year 2021 plus applicable utility use commencing January 21, 2020; and authorize the Chairman to execute the lease agreement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion could be:

"I move to approve a Lease Agreement between Truckee Meadows Fire Protection District and the Verdi History Preservation Society, Inc., a Nevada non-profit corporation for continued use of the Verdi Fire Station Apparatus Facility, located at 165 Bridge Street for a term of sixty (60) months and a rent of \$100 per month beginning in Fiscal Year 2021 plus applicable utility use commencing January 21, 2020; and authorize the Chairman to execute the lease agreement."