



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: August 31, 2020

DATE: August 11, 2020

TO: Board of County Commissioners

FROM: Dave Solaro, Assistant County Manager
Office of County Manager, 328-3624, dsolaro@washoecounty.us

THROUGH: Eric Brown, County Manager

SUBJECT: Recommendation to approve a Grant of Easement between Washoe County (Grantor) and Sierra Pacific Power Company d/b/a NV Energy (Grantee) for a permanent, non-exclusive easement on a portion of APN 142-011-02, commonly known as the South Valley Regional Park, to construct, operate, add, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity consisting of poles, cables and other appurtenances (Utility Facilities) and service boxes/meter panels, equipment and fixtures (Additional Utility Facilities) upon, over, under and through Grantor's property associated with the construction of the Community Ice Rink under an approved Development Agreement and Ground Lease with the Greater Reno Community Ice Skating Association [at a value of \$1.00]. (Commission District 2.)

SUMMARY

Washoe County, through its Community Services Department, owns and manages a 47.04± acre parcel [APN 142-011-02] commonly known as the South Valley Regional Park. In 2017 the Board of County Commissioners (Board) entered into a development agreement with the Greater Reno Community Ice Skating Association (GRCISA) for development of a community ice skating arena on a portion of the site in compliance with the master plan. As a part of the construction of the arena, the Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (NV Energy) is requesting a permanent, non-exclusive utility facilities easement to construct, reconstruct, maintain, inspect and repair facilities or appurtenances deemed necessary for operation of the facilities.

Strategic Objective supported by this item: Safe, secure and healthy communities

PREVIOUS ACTION

May 26, 2020 – The Board of County Commissioners (Board) approved a Grant of Easement for Water Meters between Washoe County and Truckee Meadows Water Authority, for a permanent, non-exclusive easement totaling 285± square feet on APN 142-011-02, as a necessary easement to install water meters associated with the construction of the

AGENDA ITEM # _____

Community Ice Rink under an approved Development Agreement and Ground Lease with the Greater Reno Community Ice Skating Association at a value of \$0.00.

November 21, 2019 – Interim County Manager Solaro executed the Ground Lease with Greater Reno Community Ice Skating Association following board authorization from 2017.

September 21, 2017 – The Board executed an Ice Arena Development Agreement with the Greater Reno Community Ice Skating Association and authorized the County Manager to execute a Ground Lease.

April 25, 2017 – The Board acknowledged a status report on the proposal and directed staff to complete stage two of the unsolicited proposal policy and bring back necessary documents for the construction and operation of the proposed facility.

April 26, 2016 – The Board acknowledged an update on GRISCA's unsolicited proposal for an ice-skating facility and directed staff to continue evaluating GRCISA's proposal and negotiate with GRISCA to develop a Memorandum of Understanding.

January 12, 2016 – Board approved an updated Unsolicited Proposal Policy and Guideline to be included in the Rules and Procedures for the Board of County Commissioners.

BACKGROUND

It is common for property owners to grant easements associated with public utilities needing to install utilities on the property for the benefit of the property owner's plans. In this case, the subject easement will support the construction of the community ice skating arena. Washoe County has entered into a Development Agreement and a Land Lease to allow a local non-profit entity to construct the arena within the South Valley Regional Park. The property owner must grant the easement, and under State law, the Board of County Commissioners is the only authorized body that can grant this easement to NV Energy.

FISCAL IMPACT

Should the easement be approved, there is no fiscal impact to Washoe County.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Grant of Easement between Washoe County (Grantor) and Sierra Pacific Power Company d/b/a NV Energy (Grantee) for a permanent, non-exclusive easement on a portion of APN 142-011-02, commonly known as the South Valley Regional Park, to construct, operate, add, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity consisting of poles, cables and other appurtenances (Utility Facilities) and service boxes/meter panels, equipment and fixtures (Additional Utility Facilities) upon, over, under and through Grantor's property associated with the construction of the Community Ice Rink under an approved Development Agreement and Ground Lease with the Greater Reno Community Ice Skating Association [at a value of \$1.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Grant of Easement between Washoe County (Grantor) and Sierra Pacific Power Company d/b/a NV Energy (Grantee) for a permanent, non-exclusive easement on a portion of APN 142-011-02, commonly known as the South Valley Regional Park, to construct, operate, add, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity consisting of poles, cables and other appurtenances (Utility Facilities) and service boxes/meter panels, equipment and fixtures (Additional Utility Facilities) upon, over, under and through Grantor's property associated with the construction of the Community Ice Rink under an approved Development Agreement and Ground Lease with the Greater Reno Community Ice Skating Association [at a value of \$1.00]."