



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 13, 2026

DATE: December 2, 2025

TO: Board of County Commissioners

FROM: Faye-Marie Pekar, Park Planner
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THROUGH: Aaron Smith, Operations Division Director
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SUBJECT: Recommendation to approve an Easement Deed between Washoe County (grantor) and Truckee Meadows Water Authority (TMWA) (grantee), to support the installation of a 10-inch water main to eliminate the existing dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling \pm 1,933 square feet on Assessor Parcel Number (APN) 083-024-06, part of Lazy 5 Regional Park; for no charge pursuant to NRS 277.053. The project will benefit Lazy 5 Regional Park by creating a looped water system for redundancy during maintenance or emergency work. (Commission District 4.) FOR POSSIBLE ACTION

SUMMARY

Washoe County, through its Regional Parks and Open Space Division, owns and manages a ~85 acre park site (APN 083-024-06) commonly known as Lazy 5 Regional Park. Truckee Meadows Water Authority (TMWA) is requesting a 20-foot-wide (\pm 1,933 square feet) permanent Water Facilities easement to install a 10-inch water main across a portion of Lazy 5 Regional Park (See Exhibit "A"). The proposed TMWA water main is to address NAC 445A.6712 requirements by eliminating dead-end systems and creating looped systems for redundancy and reliability, and to address public health and safety concerns related to potential outages due to maintenance or emergency work on the water system. This project will eliminate the existing dead-end system within Lazy 5 Regional Park and the dead-end system in the adjacent residential community of Tierra Del Sol located north of Lazy 5 Regional Park by connecting the two existing water systems. The proposed easement will connect the former Washoe County Department of Water Resources legacy water facilities inherited by TMWA to the existing TMWA facilities.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

November 19, 2025 – The Open Space and Regional Parks Commission recommended the Board of County Commissioners (Board) approve the permanent easement between Washoe County (grantor) and TMWA (grantee) to support the installation of a 10-inch water main to eliminate the existing dead-end distribution system and create a looped

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system per NAC 445A.6712 via a permanent Water Facilities Easement totaling \pm 1,933 square feet on Assessor Parcel Number (APN) 083-024-06, part of Lazy 5 Regional Park; for no charge pursuant to NRS 277.053.

October 28, 2014 – Washoe County and TMWA executed a Resolution approving the consolidation of the Washoe County Water Utility with the Truckee Meadows Water Authority on Dec 31, 2014, per document number 4422987.

January 29, 2010 – Washoe County and TMWA executed the Interlocal Agreement Governing the Merger of the Washoe County Department of Water Resources Water Utility into TMWA.

BACKGROUND

Washoe County and TMWA entered into an Interlocal Agreement in 2010 to accomplish the merger of the Washoe County Department of Water Resources Water Utility into the Truckee Meadows Water Authority (“Merger ILA”). Pursuant to Section 5.2 of the Merger ILA, the parties agreed to prepare an addendum to the Merger ILA upon the completion of due diligence, which addendum would set forth the schedules identifying the transferred assets, excluded assets, assumed liabilities, and excluded liabilities and disclosures of conditions as set forth in Article VI of the Merger ILA. The Merger ILA and the addendum contain all the essential terms of the agreement.

Washoe County and TMWA executed a Resolution approving the consolidation of the Washoe County Water Utility with the Truckee Meadows Water Authority on Dec 31, 2014, per document number 4422987. The Resolution authorized actions necessary to effectuate the 2010 Merger Agreement and the closing of various transactions necessary for the merger, stating the intent of county to suspend the application of certain ordinances related to the county’s operation of a water utility following the merger, authorizing county officials to make edits and corrections to the agreements and related documents involving the merger, authorizing county officials to make accounting and budget entries and changes necessary in the water resources fund and other funds that are deemed necessary due to the merger, and providing other matters relating thereto.

TMWA submitted a Parkland Easement application on August 27, 2025 requesting a permanent 20-foot-wide Water Facilities easement (\pm 1,933 square feet easement) to install a permanent 10-inch water main across a portion of Lazy 5 Regional Park (Shown in Exhibit “A”). The proposed water main by TMWA is to address NAC 445A.6712 requirements to eliminate existing dead-end systems and create looped systems for redundancy and reliability, and to address public health and safety concerns related to potential outages due to maintenance or emergency work on the water system. This project will eliminate the existing dead-end system TMWA inherited from the Merger ILA within Lazy 5 Regional Park and the dead-end system in the adjacent residential community of Tierra Del Sol located north of Lazy 5 Regional Park by connecting the two existing water systems. The proposed easement will connect the former Washoe County Department of Water Resources legacy water facilities inherited by TMWA to the existing TMWA facilities.

If approved, Nevada Revised Statute 277.053 authorizes the Board to convey real property to another political subdivision without charge if the property is to be used for a public purpose. Lazy 5 Regional Park will benefit from the proposed looped system as well as the adjacent 107 homes within the Tierra Del Sol Subdivision.

Consideration of Alternative Alignments

No alternative alignment is feasible. Should the easement request be denied, the two dead-end systems would remain in place and the creation of a looped water system for redundancy during maintenance or emergency work would not occur.

Parkland Impacts

Construction of the water main is anticipated to occur in Winter or Spring of 2026 for approximately 10 working days. TMWA will work with Washoe County staff to coordinate construction work during off-peak times to reduce visitor impacts to the park. Access to the park will be maintained.

Exhibit A



Majority of the work will occur within the existing paved upper parking lot area. All disturbed surfaces will be reconstructed and patched to existing conditions. The existing drainage channel will be restored to its existing condition and grade and the watermain will be protected in place to allow ongoing maintenance of the drainage ditch.

Consistency with the Parkland Easement Policy

Staff has determined that the proposed easement request is consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project will benefit the public by addressing and eliminating two areas with dead-end water main systems within Washoe County Lazy 5 Regional Park and the Tierra Del Sol Subdivision.

FISCAL IMPACT

No fiscal impact to Washoe County. Construction and maintenance of the permanent Water Facilities easement, and parkland easement application fee associated with the project would be the responsibility of the TMWA.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve an Easement Deed between Washoe County (grantor) and Truckee Meadows Water Authority (TMWA) (grantee), to support the installation of a 10-inch water main to eliminate the existing dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling \pm 1,933 square feet on Assessor Parcel Number (APN) 083-024-06, part of Lazy 5 Regional Park; for no charge pursuant to NRS 277.053. The project will benefit Lazy 5 Regional Park by creating a looped water system for redundancy during maintenance or emergency work.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an Easement Deed between Washoe County (grantor) and Truckee Meadows Water Authority (TMWA) (grantee), to support the installation of a 10-inch water main to eliminate the existing dead-end distribution system and create a looped system per NAC 445A.6712 via a permanent Water Facilities Easement totaling \pm 1,933 square feet on Assessor Parcel Number (APN) 083-024-06, part of Lazy 5 Regional Park; for no charge pursuant to NRS 277.053. The project will benefit Lazy 5 Regional Park by creating a looped water system for redundancy during maintenance or emergency work."