

## RESOLUTION

R25-23

**A RESOLUTION DECLARING WASHOE COUNTY'S INTENT TO CONVEY TO TRUCKEE MEADOWS WATER AUTHORITY (TMWA), A JOINT POWERS AUTHORITY ENTITY CREATED PURSUANT TO A COOPERATIVE AGREEMENT AMONG THE CITIES OF RENO, NEVADA, SPARKS, NEVADA AND WASHOE COUNTY, NEVADA, PURSUANT TO N.R.S. CHAPTER 277, APPROXIMATELY 479.774 ACRES OF LAND COMMONLY KNOWN AS AMERICAN FLATS (APN 079-332-37 AND 079-332-36) WITHOUT CONSIDERATION AS AUTHORIZED IN NRS 244.284.**

WHEREAS, Washoe County has title to approximately 23.327 acres of land identified as Assessor's Parcel Number (APN) 079-332-36 and Washoe County has title to approximately 456.447 acres of land identified as Assessor's Parcel Number (APN) 079-332-37, together commonly known as American Flats (the "Property");

WHEREAS, the TMWA is a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277, governed by a board of elected officials from Reno, Sparks, and Washoe County, has proposed to operate the Property for the development and operation of an Advanced Purified Water (APW) Facility for civic purposes;

WHEREAS, TMWA has demonstrated its commitment to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services;

WHEREAS, NRS 244.284 authorizes the Board of County Commissioners to convey or lease real property to a corporation for public benefit without consideration if the property is not needed for public purposes of the county and is used for charitable or civic purposes;

WHEREAS, while not required by state law before ordering the conveyance of property to a corporation for public benefit, the Board of County Commissioners of Washoe County has determined that it would be in the public's best interest, in a regular open meeting, by a majority vote of its members, to adopt a resolution declaring its intention to convey the property and set a date not less than 2 weeks later than the declaration of its intent to convey the property in the spirit of NRS 277.050;

WHEREAS, the Board of County Commissioners has determined that the Property is not needed for public purposes of the county and that conveying the Property to TMWA will serve the best interests of Washoe County and its citizens by providing a valuable civic resource;

WHEREAS, the proposed conveyance will include terms and conditions to ensure that the Property is used for charitable or civic purposes, and if the Property ceases to be used for such purposes, it will revert automatically to Washoe County;

WHEREAS, a public hearing will be held to consider any objections to the proposed conveyance and to finalize the terms of the deed;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Washoe County, Nevada, as follows:

1. On the basis of the recitals stated above and all the evidence and testimony on the record of the meetings of the Board, the Board hereby declares it does not need the property for the public purposes of the county and it is in the best interests of Washoe County and its citizens for Washoe County to convey the property – namely Assessor’s Parcel Numbers 079-332-37 and 079-332-36 to Truckee Meadows Water Authority, a joint powers authority entity and hereby declares its intent to do so.
2. The conveyance, if later approved, shall be made without consideration, as authorized by NRS 244.284, and shall include terms and conditions to ensure that the Property is used for charitable or civic purposes as it is for a public purpose. If the Property ceases to be used for such purposes, it will revert automatically to Washoe County.
3. The Washoe County Clerk is hereby directed to publish in a newspaper of general circulation published in the county a notice of the adoption of this resolution and announcing the public hearing date not less than twice, on successive days, the last publication to be not less than 7 days before the date of the public meeting to be held or such later date as the Board may establish.


ADOPTED this 11th day of February, 2025 by the following vote:

AYES: Hill, Herman, Clark, Garcia, Andriola

NAYS: none

ABSENT: none

ABSTAIN: none



Chair

Board of County Commissioners

ATTEST:



Jan Balansin  
County Clerk