



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STAFF REPORT

Board Meeting Date: July 7, 2026

DATE: June 26, 2026

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Richard J. Edwards, Fire Chief
Phone: (775) 326-6000 Email: redwards@tmfpd.us

SUBJECT: Recommendation to approve: (1) a Right-of-Entry Agreement between Truckee Meadows Water Authority ("TMWA") and Truckee Meadows Fire Protection District ("TMFPD" or "District") to grant TMWA a temporary right of entry on and over District property located at 470 Foothill Road, Reno, Nevada 89511 (APN: 044-300-27) for the purpose of TMWA constructing a booster pumpstation, drainage facilities and other necessary or convenient facilities and appurtenances on both the District's parcel and TMWA's adjacent parcel (APN: 044-300-28); (2) an Amendment and Notice of Final Description of Relocated Drainage Easement Area which relocates an existing fifteen foot drainage easement on the District's parcel (APN: 044-300-27) to accommodate standards for fire truck access and turning radius related to the construction of TMWA's booster pumpstation; and (3) an Amendment to Grant of Easement for Water Facilities and Access Road which modifies the easement area for an existing easement for water facilities and an access road on and over the District's parcel (APN: 044-300-27) granted to TMWA in 2024 and recorded as Document #5491545 (Commission District 2). FOR POSSIBLE ACTION

SUMMARY

This item is a discussion and possible approval of three different documents related to TMWA's construction of a booster pumpstation, drainage facilities, and other necessary or convenient facilities connected to the pumpstation at 470 Foothill Road, Reno, Nevada.

The first document is a Right-of-Entry Agreement between Truckee Meadows Water Authority ("TMWA") and the Truckee Meadows Fire Protection District ("TMFPD" or "District"). This Right-of-Entry Agreement grants TMWA a temporary right of entry on and over the District's property (APN: 044-300-27), to commence upon the start of construction and continue for a period of 24 months, not to exceed June 30, 2029, for the purpose of TMWA's construction of a booster pumpstation, drainage facilities and other necessary or convenient facilities and appurtenances connected to the pumpstation on both TMFPD's-owned property and TMWA's adjacent parcel (APN: 044-300-28).

The second document is an Amendment and Notice of Final Description of Relocated Drainage Easement Area which relocates and changes the alignment of an existing 15-foot drainage easement on TMFPD's parcel to accommodate standards for fire truck access and turning radius related to the construction of TMWA's booster pumpstation, as requested by TMWA.

The third document is an amendment to a Grant of Easement for Water Facilities and Access Road (Doc. #5491545) which amends the easement area for an existing easement on and over the District's parcel which was granted to TMWA in 2024 for water facilities and an access road.

PREVIOUS ACTION

April 2, 2024, the Board of Fire Commissioners approved an agreement for the sale and purchase of District-owned property in the amount of \$312,625.00 for a 0.38-acre parcel of land located at 470 Foothill Road, (then known as APN 044-300-19), commonly known as Truckee Meadows Fire Protection District Station 33 to TMWA.

BACKGROUND

In 2024, TMFPD staff was contacted by the Truckee Meadows Water Authority who asked to purchase a portion of land owned by the District to construct a booster pumpstation behind TMFPD station 33 at 470 Foothill Road. A Grant of Easement for Water Facilities and Access Road over the District's remainder parcel was recorded in the Washoe County Recorder's Office on October 28, 2024 as Doc. #5491545. The Purchase and Sale Agreement was finalized on November 1, 2024.

TMWA is currently in the process of obtaining a special use permit to allow the booster pumpstation facility to be built on TMWA's parcel (now known as APN: 044-300-28). It is TMFPD's understanding that the new booster pumpstation facility will replace two existing, older facilities and will connect to a new, pressurized line to move water uphill for use within the TMWA water service system. Prior to TMWA starting construction, TMWA needs access on and over TMFPD's parcel to build the pumpstation, drainage facilities and other facilities on TMWA's parcel and to build drainage facilities and an access road on TMFPD's parcel. TMWA shall be independently and solely responsible for all costs and expenses, including without limitation, labor, materials, and other expenses, arising from the construction of the booster pumpstation, drainage facilities, other facilities and access road. Upon termination of the Right-of-Entry Agreement, TMWA shall restore, remediate and improve the portion of the Right of Entry Area modified by TMWA to complete the construction as described in the attached agreement to a condition that is at least as good, if not better, than the condition of the Right of Entry Area as of the Effective Date of the Agreement.

As part of TMWA's plans for the construction of the booster pumpstation and related facilities, drainage facilities and access road, TMWA also requested amendments to two (2) existing easements on and over TMFPD's parcel (APN: 044-300-27). Accordingly, the Board is also asked to approve an Amendment and Notice of Final Description of Relocated Drainage Easement Area which relocates and changes the alignment of an existing 15-foot drainage easement on TMFPD's parcel to accommodate standards for fire truck access and turning radius related to the construction of TMWA's booster pumpstation. Finally, the Board is asked to approve an amendment to a Grant of Easement for Water Facilities and Access Road (Doc.

#5491545) to modify the easement area for an existing easement on and over the District's parcel which was granted to TMWA in 2024 for water facilities and an access road.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the three documents described in this staff report and attached to this agenda item..

POSSIBLE MOTION

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

"I move to approve:

*(1) a **Right-of-Entry Agreement** between Truckee Meadows Water Authority ("TMWA") and Truckee Meadows Fire Protection District ("TMFPD" or "District") to grant TMWA a temporary right of entry on and over District property located at 470 Foothill Road, Reno, Nevada 89511 (APN: 044-300-27) for the purpose of TMWA constructing a booster pumpstation, drainage facilities and other necessary or convenient facilities and appurtenances on both the District's parcel and TMWA's adjacent parcel (APN: 044-300-28); and*

*(2) an **Amendment and Notice of Final Description of Relocated Drainage Easement Area** which relocates an existing fifteen foot drainage easement on the District's parcel to accommodate standards for fire truck access and turning radius related to the construction of TMWA's booster pumpstation; and*

*(3) an **Amendment to Grant of Easement for Water Facilities and Access Road** which modifies the easement area for an existing easement for water facilities and an access road on and over the District's parcel (APN: 044-300-27) granted to TMWA in 2024 and recorded as Document #5491545."*