

## STAFF REPORT

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**Date:** February 26, 2025

**To:** Mayor and City Council

**Through:** Jackie Bryant, City Manager

**Subject:** Staff Report (For Possible Action): Approval of a property exchange and agreement to grant tank access, water, utility and drainage facilities and temporary construction easements between the Truckee Meadows Water Authority and City of Reno for the Double Diamond Tank property for water facilities on parcels 163-010-05 and 163-010-06. [Ward 6]

**From:** Angela Fuss, Assistant Director of Development Services

**Department:** Development Services

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**Summary:**

The Truckee Meadows Water Authority (TMWA) currently owns a ±2.5 acre parcel in the middle of a larger ±95.7 acre parcel that is owned by the City of Reno. The TMWA owned parcel is currently vacant and planned for a future water tank. Due to the site constraints and topography, TMWA would like to move the boundary of the parcel to another location within the broader City owned parcel, which is also vacant. This agreement allows for the exchange of land and associated easements between the City and TMWA to allow for future water infrastructure to be constructed. Staff is recommending Council approve the property exchange and agreement to grant tank access, water, utility, drainage and temporary constructions easements to allow TMWA to construct the water facilities.

| <b>Consent Review</b>  | <b>Yes</b> | <b>No</b>    |
|--|------------|--------------|
| 1. Is this item an annual or standard item that comes before Council for regular approval? |            | <b>X</b>     |
| 2. Is this item an agreement required based on an item previously approved by Council?     |            | <b>X</b>     |
| 3. Is this item included in the current budget approved and adopted by Council?            |            | <b>X</b>     |
| <b>Other Considerations</b>  |            |              |
| What percent of the total City budget does this item represent?                            |            | <b>0.00%</b> |

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

None

**Background:**

TMWA currently owns a ±2.5 acres parcel (APN 163-010-06 ) located in the middle of a larger ±95.71 acre parcel (APN 163-010-05) that is owned by the City of Reno. Both parcels are vacant. The TMWA parcel is intended for use as a future water tank. The location of the parcel is not conducive to development of a water tank and needs to be moved northeast to adequately function as a water tank. TMWA is requesting a boundary line adjustment to move the water tank parcel from its existing location to another area within the larger City owned parcel. The existing TMWA parcel and proposed TMWA parcel will be the same acreage (i.e. ±2.5 acres), resulting in no increase or decrease in overall all acreage.

In addition to the boundary line adjustment, an agreement is included that will grant easements for tank access, water, utility and drainage facilities and temporary construction easements between the Truckee Meadows Water Authority and City of Reno.

TMWA presented the project to the Recreation and Parks Commission at the January 28, 2025 meeting, and the Commission unanimously approved the requests.

**Discussion:**

The attached documents grant utility easements and temporary construction easements to allow TMWA to install water facilities and a water tank on a TMWA owned parcel that is located within a larger City owned parcel. The City owned parcel is vacant and zoned Public Facility. No fees will be charged for the easement and the agreement supports the City's goals of working with service providers to align planned infrastructure improvements and expansion in levels of service within our growth areas. This also promotes TMWA's efforts to develop water resources and provide water supply.

**Financial Implications:**

No fees will be charged for the easement. Construction of the waterline tank will benefit the residents of Reno by providing a reliable water source.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends that Council approve the property exchange and agreement to grant tank access, water, utility and drainage facilities and temporary construction easements between TMWA and the City of Reno.

**Proposed Motion:**

I move to approve staff's recommendation.

**Attachments:**

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C – Agreement for property exchange and easements

Exhibit D - Recreation and Parks Commission Agenda and Staff Report from January 28, 2025