



Kerrie Koski, P.E.

December 8, 2023

Director of Public Works / City Engineer

Via email to koskik@Reno.Gov

RE: Toll North Reno LLC's application for Special Assessment District

Dear Kerrie,

In reviewing Toll North Reno LLC's application requesting a special assessment district to pay for "Water Improvements", it appears that the document is accurate, but I wanted to provide some additional context for the City of Reno Staff reviewing the improvement plans, construction estimates and schedules etc. The Truckee Meadows Water Authority (TMWA) has no comments or opinions on the funding mechanism being proposed. TMWA plans its water supply based on the land use decisions of the appropriate agencies.

Currently, the Verdi area relies mainly on groundwater for potable supply. A continued extension of TMWA's surface water system into Verdi is critical to ensure reliable water service and protect groundwater resources by allowing conjunctive use of surface water and groundwater resources. As such, TMWA's water resource plan has contemplated future expansion of the surface water system into the Verdi area for years, the Verdi Backbone Water Facilities are identified as critical and necessary regional water facilities in the 2016-2035 Regional Water Management Plan and the Truckee Meadows Regional Plan. Additionally, TMWA's water resource plan recognizes the critical need for these new backbone water facilities, including booster pump stations, storage tanks and main extensions, required to provide full capacity water service for the entire Verdi area.

After the Great Recession put a halt on development in the region, TMWA and regional development have pursued portions of the Verdi Backbone Water Facilities such as:

- In December 2014, TMWA acquired Washoe County's Water Utility, becoming the sole municipal purveyor responsible for water service in west Reno and the Verdi area and furthering the critical need for the Verdi Backbone Water Facilities.
- In October 2017, TMWA contributed to the oversizing of the West Meadows Main extension and brought limited surface water initially into the Verdi Community.
- In June 2018, TMWA acquired permits from State Lands to construct a 30" pipe casing under the Truckee River necessary to extend the Verdi Backbone Water Facilities.
- In March 2019, TMWA acquired the West Reno (Boomtown) water system, a system dependent on groundwater and further accelerating the critical need to extend redundant and conjunctive surface water supply for the benefit of both existing customers and future growth.
- In June 2019, TMWA completed the Verdi Water Main Extension with nearly a mile of 18" pipe to extend the system west and across the Truckee River to the Riverbelle Mobile Home Park.

-
- In October 2019, TMWA held public hearings and adopted changes to its Water System Facility rate tariffs, modifying the area facility charges for Area 7 (Verdi) to enable TMWA to recapture construction costs for the Verdi Backbone Water Facilities from new development.
 - In March 2020, TMWA contributed to the oversizing of the Verdi Elementary Water Main extension and brought surface water further west into the Verdi Community.
 - In April 2021, TMWA completed the Boomtown to TMWA Intertie with 1,800 feet of 16" water main and a new pump station to bring limited amounts of surface water to the Boomtown system.
 - In September 2021, TMWA/Toll secured a special use permit from the City of Reno to construct the US 40 Tank, another component of the Verdi Backbone Water Facilities.
 - In October 2021, TMWA/Toll secured easements on the Lucas property for water mains and a tank which are additional components of the Verdi Backbone Water Facilities.
 - In November 2021, TMWA was granted an extension of time for the special use permit previously approved for the Verdi booster pump station, a component of the Verdi Backbone Water Facilities.

If there are any additional questions you may have, please do not hesitate to contact me for clarification. I will be available at the Council meeting on December 13, 2023 to support staff with any Council questions of the Verdi Backbone Water Facilities.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Rotter', with a long horizontal flourish extending to the right.

Danny Rotter

Director of Engineering