

## STAFF REPORT

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**Date:** February 14, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Approval of Grant of Easement to NV Energy for electric transmission distribution purposes over a portion of City-owned property known as the California Building, Assessor Parcel Number (APN) 010-480-02, located at 75 Cowan Dr.

**From:** Dan Tresley, Project Manager

**Department:** Maintenance and Operations

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**Summary:**

Council is being asked to approve a Grant of Easement for utility facilities to Sierra Pacific Power Company d/b/a NV Energy for a section of overhead and underground electrical transmission lines as part of a heating, ventilation, and air conditioning (HVAC) upgrade project at the California Building. Staff recommends the approval of the grant of easement.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?	X	
<b>Other Considerations</b>		
What percent of the total City budget does this item represent?	0%	

**Alignment with Strategic Plan:**

Arts, Parks, and Historical Resources

### Previous Council Action:

November 8, 2023 – Council approved the reallocation of American Rescue Plan Act (ARPA) Funds from the Downtown Waste Disposal Project to the California Building HVAC Project in an amount not to exceed \$231,800.

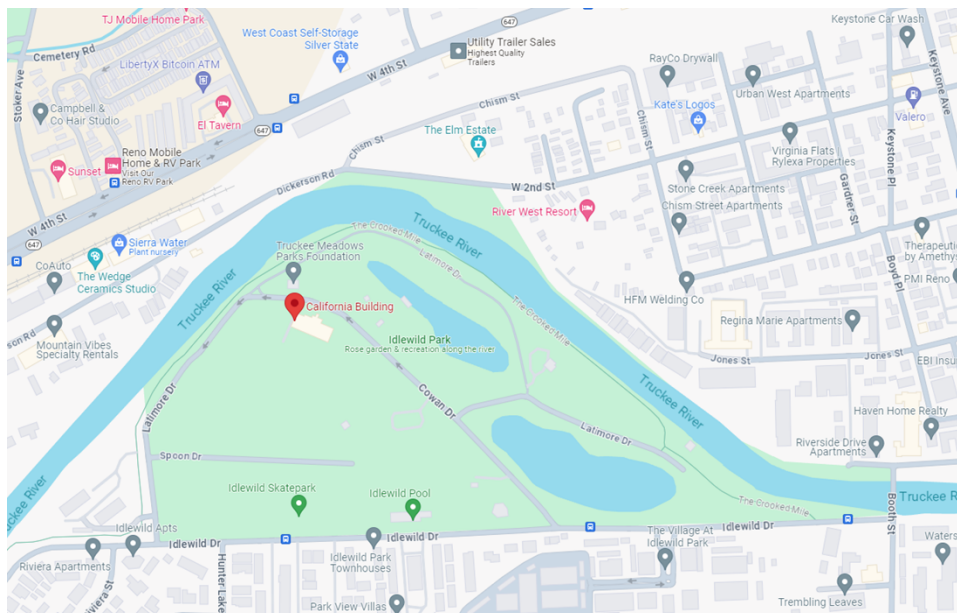
July 19, 2023 - Council awarded a contract to Mt. Rose Heating & Air Conditioning, Inc. in an amount not to exceed \$1,430,000 for the installation of HVAC equipment at the California Building.

March 8, 2023 - Council approved funding allocations for State and Local Fiscal Recovery Fund (SLFRF) projects which included funding for the California Building HVAC Project (\$1,040,000).

### Background:

On July 19, 2023, the City of Reno awarded a contract to Mt. Rose Heating & Air Conditioning for the installation of HVAC equipment at the California Building, located in Idlewild Park. Please refer to the vicinity map below for the location of this park. As part of the HVAC equipment installation, NV Energy needs to place overhead and underground electrical transmission lines to provide power for the new HVAC equipment.

### Vicinity Map



**Discussion:**

The California Building's location is used year-round for weddings, graduations, and programming. The facility's lack of cooling makes the building very uncomfortable for youth and sensitive groups, which reduces the facility's use during the hot summer months. Portable, standalone swamp cooler equipment and air misting units are unable to sufficiently cool the facility when outside temperatures exceed 80 degrees. NV Energy currently has single-phase power to the site. The new HVAC equipment requires three-phase electrical in order to properly run. The new HVAC equipment is expected to be delivered in the Spring of 2024. In preparation for the delivery, this easement will allow NV Energy to bring the correct power to the new equipment.

**Financial Implications:**

None at this time.

**Legal Implications:**

The City is granting NV Energy the easement for the installation of the line to serve the building and HVAC equipment.

**Recommendation:**

Staff recommends Council approval of the Grant of Easement for Underground Utility Easement to NV Energy and authorize the Mayor to sign.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

NV Energy Grant of Easement (PDF)