

STAFF REPORT

Date: February 8, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of (1) Interlocal Agreement between NDOT and City of Reno for Purchase and Control of Access to a State Highway and (2) Reimbursement Agreement between Toll North Reno LLC and City of Reno in an amount not to exceed \$125,000 for the construction of roadway improvements and control of access located on the south side of Interstate-80 and to the southwest of Boomtown-Garson Road at Exit 4.

From: Angela Fuss, Assistant Director of Development Services

Department: Development Services

Summary:

The Santerra-Quilici development consists of ±1,164 acres located to the south and east of Interstate-80, southwest of Boomtown-Garson Road. The project was approved by Council in March 2021 for the development of 1,225 residential units, parks and a future elementary school. In connection with the project, the developer, Toll North Reno LLC (Toll), will be constructing roadway improvements. The Nevada Department of Transportation (NDOT) requires that the City take the lead on obtaining all NDOT permits in connection with the roadway improvements. There are two agreements associated with the NDOT roadway improvements that are the subject of this Council action. The Interlocal Agreement is between NDOT and the City of Reno and outlines the boundaries of what will be the future NDOT control of access and the appraised value of that land. The second agreement is a Reimbursement Agreement between Toll and the City of Reno and identifies how Toll will reimburse the City for all costs associated with the roundabout and control of access. Staff recommends Council approve both agreements.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

March 23, 2022 - Council approved the Reimbursement Agreement, Purchase Agreement and Access and Utility Agreement between UPRR, City of Reno and Toll for the construction of a secondary access road located on the western most edge of the Santerra-Quilici development.

March 24, 2021 – Council approved the request for a tentative map to develop a 1,225 unit residential subdivision and associated special use permits.

Background:

The Santerra-Quilici project is a ±1,164 acre development and is located within the Mortensen-Garson Overlay District. It is generally situated south and east of I-80 and southwest of the Boomtown-Garson Road overpass. Primary access into the development will be off of the Boomtown-Garson overpass. A roundabout will be located within NDOT's right-of-way. The developer has been directed by NDOT to have the City take the lead on obtaining all the NDOT permits necessary for the construction and development of the roundabout. The developer will reimburse the City for all costs in connection with the NDOT application, permits and control of access.

Discussion:

The first agreement, referred to as the Interlocal Agreement for Purchase and Control of Access to a State Highway, is between the City of Reno and NDOT. The agreement outlines the boundaries of the control of access, as well as the appraised value of \$115,375 for the portion of property that is needed for the roadway project. The second agreement is a reimbursement agreement between the City of Reno and Toll. The agreement proposes that Toll reimburse the City for all costs associated with NDOT permitting and the cost of the property being paid to NDOT for the control of access. The reimbursement agreement is based on an amount not to exceed \$125,000. This figure covers the anticipated NDOT permit fees plus the appraised value of land that will serve as the future NDOT right-of-way. Both of these agreements will follow the standard process in approvals and agreements between the City, NDOT and the developer.

Financial Implications:

There are no financial implications associated with this item. All fees are paid by Toll and the City shares no cost.

Legal Implications:

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

Recommendation:

Staff recommends Council approve the Interlocal Agreement between NDOT and City of Reno for Purchase and Control of Access to a State Highway and the Reimbursement Agreement between Toll North Reno LLC and City of Reno.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Exhibit A – Area Map

Exhibit B – Roundabout Exhibit Map

Exhibit C - Interlocal Agreement between NDOT and City of Reno for Purchase and Control of Access to a State Highway

Exhibit D - Reimbursement Agreement between Toll North Reno LLC and City of Reno