

- B.10** Staff Report (For Possible Action): Approval of a Grant of Easement to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy for an electrical service overhead power line and pole relocation at the City owned Reno-Stead Water Reclamation Facility, Assessor Parcel Number 086-154-14, 4250 Norton Drive Reno, Nevada.

STAFF REPORT

Date: December 11, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Approval of a Grant of Easement to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy for an electrical service overhead power line and pole relocation at the City owned Reno-Stead Water Reclamation Facility, Assessor Parcel Number 086-154-14, 4250 Norton Drive Reno, Nevada.

From: Nicholas Brothers, Associate Civil Engineer

Department: Utility Services

Summary:

Staff is seeking Council approval of a Grant of Easement for overhead powerlines to Sierra Pacific Power Company d//b/a NV Energy to relocate a powerline and power pole at the Reno-Stead Water Reclamation Facility (RSWRF) as a part of the construction of the Administration and Maintenance Building Project. Staff recommends the approval of the easement and authorization for the Mayor to sign the Grant of Easement to NV Energy for use by NV Energy and AT&T for electrical transmission, distribution of communication, and any modifications required thereto for construction of this project.

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	
Other Considerations		
What percent of the total City budget does this item represent?	n/a	

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

October 9, 2024 - Council awarded the construction contract for the RSWRF Administration and Maintenance Building Project to K7 Construction, Inc.

October 9, 2024 – Council approved the Agreement for the construction management services with Keller Associates for the RSWRF Administration and Maintenance Building Project.

June 8, 2022 – Council approved the professional engineering Agreement with Keller Associates for the design of the RSWRF Administration and Maintenance Building Project

Discussion:

City Council approved the award of contract to K7 Construction, Inc. for the construction of the RSWRF Administration and Maintenance Building Project in October. The new building requires the relocation of a NV Energy power pole and electrical line that currently provides electrical services to the facility. The Grant of Easement to NV Energy for the overhead powerline location is necessary to proceed with the project. NV Energy and AT&T desire to continue to use the property for the purpose of electric transmission, distribution and communication to the RSWRF.

Financial Implications:

There are no impacts at this time.

Legal Implications:

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

Recommendation:

Staff recommends the approval of the easement and authorization for the Mayor to sign the Grant of Easement to NV Energy for use by NV Energy and AT&T for electrical transmission, distribution of communication, and any modifications required thereto for construction of this project.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

- NV Energy Grant of Easement

APN(s): 086-154-14

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

CITY OF RENO, a Nevada Municipal Corporation, (“**Grantor**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“**Grantee**”) and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements (“**Utility Facilities**”) upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“**Easement Area**”);
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

RW# 0877-2024
Proj. # 3011881658
Project Name: E-4250 NORTON DR-FP-RELO-E-CITY OF RENO
GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

GRANTOR:

CITY OF RENO

SIGNATURE

By: _____
PRINT NAME

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2024 by _____ as
_____ of CITY OF RENO, a Nevada Municipal Corporation.

Signature of Notarial Officer

Notary Seal Area →

RW# 0877-2024
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GOE (Rev. 2017)



W.O. 3011881658

City of Reno

APN: 086-154-14

EXHIBIT "A"

EASEMENT

A portion of the Northeast Quarter of Section 32, Township 21 North, Range 19 East, M.D.M., Washoe County, Nevada; situated within that Parcel of land described as Parcel 1-B on the Record of Survey in Support of a Boundary Line Adjustment for the City of Reno, recorded as File Number 5064069 on August 11, 2020, Official Records of Washoe County, Nevada.

An easement, 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

Commencing at the Center Quarter Corner of said Section 32;

THENCE North 72°41'24" East, 819.26 feet to an existing NV Energy power pole and the **POINT OF BEGINNING**;

THENCE North 60°33'58" East, 156.00 feet to the **terminus of this description**.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Said Easement contains 1580 square feet of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Record of Survey.

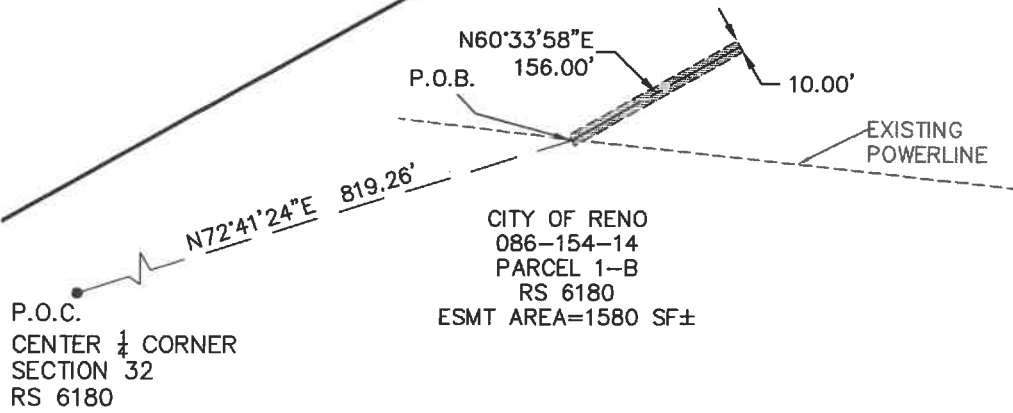
Prepared by Leland Johnson, P.L.S.

Leland Johnson
7/31/2024



EXHIBIT A-1

086-154-08



550-010-32

N



LEAR BLVD.

SCALE: 1" = 150'

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NV Energy

6100 NEIL RD.
RENO, NV 89511
www.nvenergy.com

EXHIBIT MAP
EASEMENT
CITY OF RENO
086-154-14

T. 21 N., R. 19 E. S.32 -M.D.M.		
RENO	WASHOE	NEVADA
7/30/2024	1	OF 1