

To: TMWA Board

From: Mark Foree 

Date: February 12, 2016

RE: Board Workshop Summary

During the Board Workshop on February 5<sup>th</sup>, the following 7 items were identified for future discussion:

1. **Proactive Regional Water Leadership:** Potentially expanding TMWA's role in being proactive in water issues outside current boundaries.
2. **New Development Technical Support:** Discussion on having TMWA providing technical advice to entities on specific development requests.
3. **New Development Connection Requirement:** Discussion on creating a requirement for new development to connect to the TMWA system.
4. **Storey County Impacts:** Discussion on how to have a high-level discussion (#OneRegion) (State, Storey County, Regional Boards, etc.) on water considerations and impacts between the 2 counties.
5. **Chair Rotation Policy:** Discussion to determine whether or not the Board would like to implement a formal Chair rotation policy beginning with a comparison of TMWA with other regional boards.
6. **Legal Services RFP:** Discussion to determine whether or not the Board would like to issue an RFP for legal service now and/or implement a standard time-frame for re-evaluating legal services.
7. **Follow-Up Special Session:** Determine if the Board wants to have a special session to discuss policy questions that were not addressed during this first meeting.

Of the 7 items above staff has identified 3 to be included as agenda items during a regularly scheduled board meeting, 2 that staff believes are discussions that need to start with the individual jurisdictions, and 2 that would make good topics for a subsequent special session.

#### **Agenda Items for Regular Board Meeting**

Staff has identified 3 of the above items to appear as agenda items on future regularly scheduled board meetings:

- **Chair Rotation Policy (February)**
- **Follow-Up Special Session (February)**
- **Legal Services RFP (April)**

### Items to be Addressed by Individual Jurisdictions

Staff recommends that two of the topics identified for further discussion by the Board on February 5<sup>th</sup> be addressed by the individual jurisdictions. TMWA is happy to participate in discussions concerning new developing policies with the individual jurisdictions. Should the individual jurisdictions decide to implement policies related to new development that concern TMWA, will work with each to implement the policy. These two topics are:

- **New Development Technical Support**
- **New Development Connection Requirement**

To support discussions among individual jurisdictions, TMWA staff has outlined its current discovery process concerning new development applications. The outline of this process can be found on the following page.

### Potential Topics for a Subsequent Special Session

The remaining 2 items, 1 and 4 above, could be included on a regularly scheduled board meeting or they could be topics for a future special session. These, along with other topics that were not addressed during the February 5<sup>th</sup> workshop are listed below for your consideration. Please note that topics related to the Water Resource Plan are not included below as they will be discussed during the February Board meeting.

- **Proactive Regional Water Leadership:** Discussion to expanding TMWA's role in being proactive in water issues outside current boundaries.
- **Storey County Impacts:** Determining how to have a high-level discussion (#OneRegion) (State, Storey County, Regional Boards, etc.) on water considerations and impacts between the 2 counties.
- **Provider of Last Resort:** Should a water system within Washoe County fail, who is responsible to extend service to that area?
- **Consolidating Private Water Systems:** Should TMWA seek to acquire the private water systems?
- **New Water Systems:** Who manages the creation of new water systems/providers?
- **Standing Advisory Committee:** How are members of the Standing Advisory Committee selected?

## TMWA DISCOVERY PROCESS

The purpose of a Discovery is to identify major water system facilities, improvements and the associated costs to provide water service to a property including applicable facility charges. TMWA has two levels of Discovery – a Level 1 and a Level 2. A Level 1 Discovery (\$720 fee) is for properties located within the TMWA retail service area that can be analyzed with less than 12 hours of staff time. A Level 2 Discovery (\$1440 fee) is applicable for properties located outside the TMWA retail service area.

The process is initiated by completing and submitting the on-line application along with the appropriate fee. Applicants are encouraged to provide as much data as possible about their development plans (type, number of units, layout, grading, etc.) since the results of the analysis are dependent upon the quantity and accuracy of the data provided.

In response to an application for a Discovery, TMWA's planning engineers and water rights technicians perform a high level analysis to identify facilities and issues such as:

- Is the property located within the TMWA retail service area, or will annexation be required?
- Are Truckee River water rights appurtenant to the property, or are there groundwater rights or resource credits associated with the property?
- If there are existing water rights, what is the status (type of use, permit or certificated, etc.)?
- What is the estimated annual water demand for the property (acre-feet per year, AFA)? Will additional water rights be required?
- If dedicating water rights/resources: does clear title exist? are rights/resources sustainable to meet demands including during drought periods? are there potential water quality issues with the proposed use of the rights/resources?
- What is the estimated maximum day demand for the property (gallons per minute, GPM – used to calculate Area Fees and Facility Charges)?
- If the existing system can be extended to provide water service, are there any constraints such as elevation or limited fire flow?
- Are there any facility / capacity credits or agreements associated with the project?
- Are there any major off-site facilities required to provide water service (large mains, mains to provide looping or backup source of supply, pressure regulating stations, booster pump stations, storage tanks, etc.)?
- What is the estimated cost of major water system facilities, TMWA Facility Charges and TMWA Area Fees for the property?
- Are easements, special permits or rights-of-way needed to provide water service?
- Are there any special considerations or issues that may be of concern to the applicant or TMWA (meeting Health Dept. regulations, level of service, system constraints, potential domestic well impacts, impacts to existing customers, etc.)?