



City Manager's Office

MEMORANDUM

DATE: 11/15/2023

TO: Honorable Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Trina Magoon, Director of Utility Services
Jonathan Simpson, Utility Services Engineering Manager

SUBJECT: Proposed Stormwater Utility Letter to Damonte Ranch Property Owners

During the initial Stormwater Utility Business Impact Statement (BIS) in January of this year, and again more recently with the October 2023 Second Stormwater Utility BIS, the City has received numerous comments from Damonte Ranch property owners. Staff will be sending the attached letter to all property owners within Damonte Ranch to help clarify the purpose and usage of HOA/DD collected fees for private property stormwater infrastructure vs the purpose and applicability of the proposed City of Reno Stormwater Utility fees for public infrastructure within Damonte Ranch. We hope this helps clarify any questions council may receive regarding proposed Stormwater Utility fees within this community.



**UTILITY SERVICES
DEPARTMENT**
1 East 1st Street, 7th Floor
PO Box 1900
Reno, NV 89505

Dear Damonte Ranch property owner,

The City of Reno is progressing with the establishment of a Stormwater Utility, which if adopted, would collect fees to provide a dedicated funding source, committed to maintaining and improving stormwater infrastructure. Many structures that convey stormwater and/or protect our city from flooding events are non-existent, aging, undersized or damaged, and need long-term solutions. Having a dependable source of funding will help maintain, replace, or repair aging infrastructure, protect water quality, and allow the city to implement stormwater utility projects to prevent flooding, avoid costly emergency responses and improve the overall safety of Reno residents.

Since the initial release of the Stormwater Utility Business Impact Statement (BIS) in January of this year, the city has received numerous comments from Damonte Ranch homeowners and associated Homeowners Associations (HOA's) and Drainage Districts (DDs). Many respondents report that Damonte Ranch residents pay HOA or DD fees for the management of flood control, detention, and other infrastructure within the community. While this is true, these fees only pay for improvements located on private property within these communities that were required for development of the Damonte Ranch within United States Army Corps of Engineers (USACE) jurisdictional wetlands and or waters of the United States, Federal Emergency Management Agency (FEMA) delineated floodplains, and as required for compliance with City of Reno development standards for stormwater detention mitigation measures. These fees also pay for other community amenities such as the trail and pathway network within Damonte Ranch.

Beyond the Damonte Ranch HOA/DD owned flood control, detention and water quality features, the city owns, manages, and maintains over 39 miles of roadway with curb and gutter, over 2500 catch basins, manholes and other structures, and 25 miles of storm drain pipe within the Damonte Ranch community. The city also manages the Municipal Separate Storm Sewer System (MS4) permitting requirements and associated costs for the community as required by the Nevada Department of Environmental Protection (NDEP). The premise of the proposed Stormwater Utility is that each parcel within the community pays into the fund based on their stormwater runoff contribution to the city owned

stormwater conveyance system. More information on how this is calculated for any given parcel can be found on reno.gov/stormwaterutility.

Additionally, the entirety of Damonte Ranch sewers to the South Truckee Meadows Water Reclamation Facility, which is owned and operated by Washoe County, and through a 1999 agreement with the County, sewer/storm fees collected by Reno residents within this area, are passed through to the County. The City of Reno currently funds its existing stormwater program, including maintenance and operations, MS4 compliance and a small capital improvement program, through sewer fees paid by Reno rate payers. Since Damonte Ranch sewer fees are passed through to the County, the city's existing stormwater program within the Damonte Ranch area has been subsidized by other Reno rate payers since the development was built. Any requests that the Damonte Ranch property owners forgo or incur a reduced rate is a request for other Reno rate payers to further subsidize Damonte Ranch property owners.

DiLoreto Homes has indicated that the Damonte Ranch HOA/DD owned flood control, detention and wetland improvements, created for the community, provide a regional benefit beyond what was required for the Damonte Ranch development. The proposed Stormwater Utility ordinance provides for a reduction in fees for residents who reside within a community that provides a regional benefit to the city's overall stormwater conveyance system, beyond what was required for the development to occur. The regional benefit must be demonstrated through final Drainage Master Plans, engineering reports and design documents for the community. Residents who reside within such a community demonstrating regional stormwater benefits, are eligible for a maximum 15% reduction in fees, proportional to the regional benefit the community facilities provide.

We hope this helps clarify questions regarding the city's proposed Stormwater Utility within Damonte Ranch. Should you have any questions related to the Stormwater Utility, the city encourages you to visit the website (reno.gov/stormwaterutility). You may also contact Jon Simpson at (775) 689-2961 or email simpsonj@reno.gov.

Sincerely,

A handwritten signature in blue ink that reads "Trina Magoon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Trina Magoon, P.E.
Director of Utility Services
City of Reno