

**February 2, 2011, Minden Town Board Meeting
Administrative Agenda, Item Number 7**

DATE: January 26, 2011

Prepared by: Roger Van Alyne
Town Manager

SUBJECT: Discussion and possible direction to approve, approve with conditions, continue, or deny an agreement with the Bently Family Limited Partnership for purchase of a site for the proposed Heybourne Water Booster Pump Station and easements for water lines. Appearance by the Town Engineer.

PREVIOUS ACTION:

- May 5, 2010: Board approves request to fund and procure an appraisal of a perpetual easement on all or a portion of APN 1320-29-112-002 (unanimous with one abstention).
- August 4, 2010: Board appoints John Stephans and Roger Van Alyne as the Board's representatives to negotiate an easement for the Heybourne Booster Station with the Winhaven Gardens Homeowner's Association (WGHOA) (no action).
- September 1, 2010: Board appoints John Stephans and Ross Chichester to investigate location options for the Heybourne Booster Station (no action).

BACKGROUND: The Heybourne Water Booster Pump Station will provide the ability to pump water to Carson City, to meet the Town's commitments to provide wholesale water. The Town is constructing this facility and will be reimbursed the costs by Douglas County, per existing agreement. Staff began the search for a suitable site for this facility before the wholesale water agreements were executed approximately a year ago.

Staff originally identified a site owned by the WGHOA as best location for this facility. The Board authorized an appraisal to determine the value of the WGHOA site, and sent John Stephans and Roger Van Alyne to negotiate with the WGHOA.

The negotiations were unsuccessful, and the Board directed John Stephans and Ross Chichester to investigate additional options. Mr. Stephans and Mr. Chichester worked with staff to review several sites, and prioritized the proposed Bently site as the next best choice.

Mr. Stephans and staff met with Don Bently to discuss the project and proposed location, and request his approval to begin the appraisal process. Mr. Bently authorized an appraisal.

The appraisal process is complete, but we have not received a report to publish in the agenda packet. We will provide additional information regarding the agreement and appraised value prior to the Board meeting.

This item includes easements for the installation of water lines to connect the Heybourne Booster Station with existing water lines in Heybourne Road.

FISCAL IMPACT: The available fund balance in Fund 640, Minden Town Water, will be reduced by an amount to be determined at the Board meeting.

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RECOMMENDATION: Staff recommends approval of an agreement with the Bently Family Limited Partnership for purchase of a site for the proposed Heybourne Water Booster Pump Station and easements for water lines.

POSSIBLE MOTION: Should the Board agree with staff's recommendation, a possible motion would be: Move to approve an agreement with the Bently Family Limited Partnership for purchase of a site for the proposed Heybourne Water Booster Pump Station and easements for water lines.

ACTION TAKEN: Approved Continued Denied

Approved with Conditions: _____