



**April 6, 2011, Minden Town Board Meeting  
Administrative Agenda, Item Number 9**

DATE: March 25, 2011

Prepared by: Bruce Scott/Tim Russell  
Town Engineer

**SUBJECT:** Discussion and possible direction to approve, approve with conditions, continue, or deny an agreement with the Bently Family Limited Partnership in the amount of \$194,198 for purchase of a 1.075+/- acre site for the proposed Heybourne Water Booster Pump Station and associated easements for water lines, with \$147,473 to be reimbursed by Douglas County, Carson City, and Indian Hills General Improvement District and \$46,725 to be paid by the Town of Minden.. 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).
- February 2, 2011: Board continued the action to a future meeting.

**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, Carson City, and the Indian Hills General Improvement District (IHGID), per existing agreement. Staff began the search for a suitable site for this facility before the wholesale water agreements were executed in January 2010.

Staff originally identified a site owned by the WGHOA as the best location for this facility. The Board authorized an appraisal to determine the value of the WGHOA site, and directed 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 (see attachment).

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 along the south side of the Pole Line Ditch to connect the future Lucerne Waterline to the Heybourne Booster

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Station and to connect the Heybourne Booster Station with existing water lines in Heybourne Road.

Douglas County, Carson City, and IHGID are only responsible for reimbursement of the Town's costs for the booster station site and the easement to install a pipeline from the new Heybourne Booster Station to connect with existing piping in Heybourne Road. The total amount to be reimbursed is \$147,473.

The easement to install and connect the future Lucerne pipeline to the Heybourne Booster Station is the Town's responsibility. This easement is necessary regardless of the Heybourne Booster Station location as it provides another pipeline connection to the tie in point with the County. The cost of this easement is \$46,725.

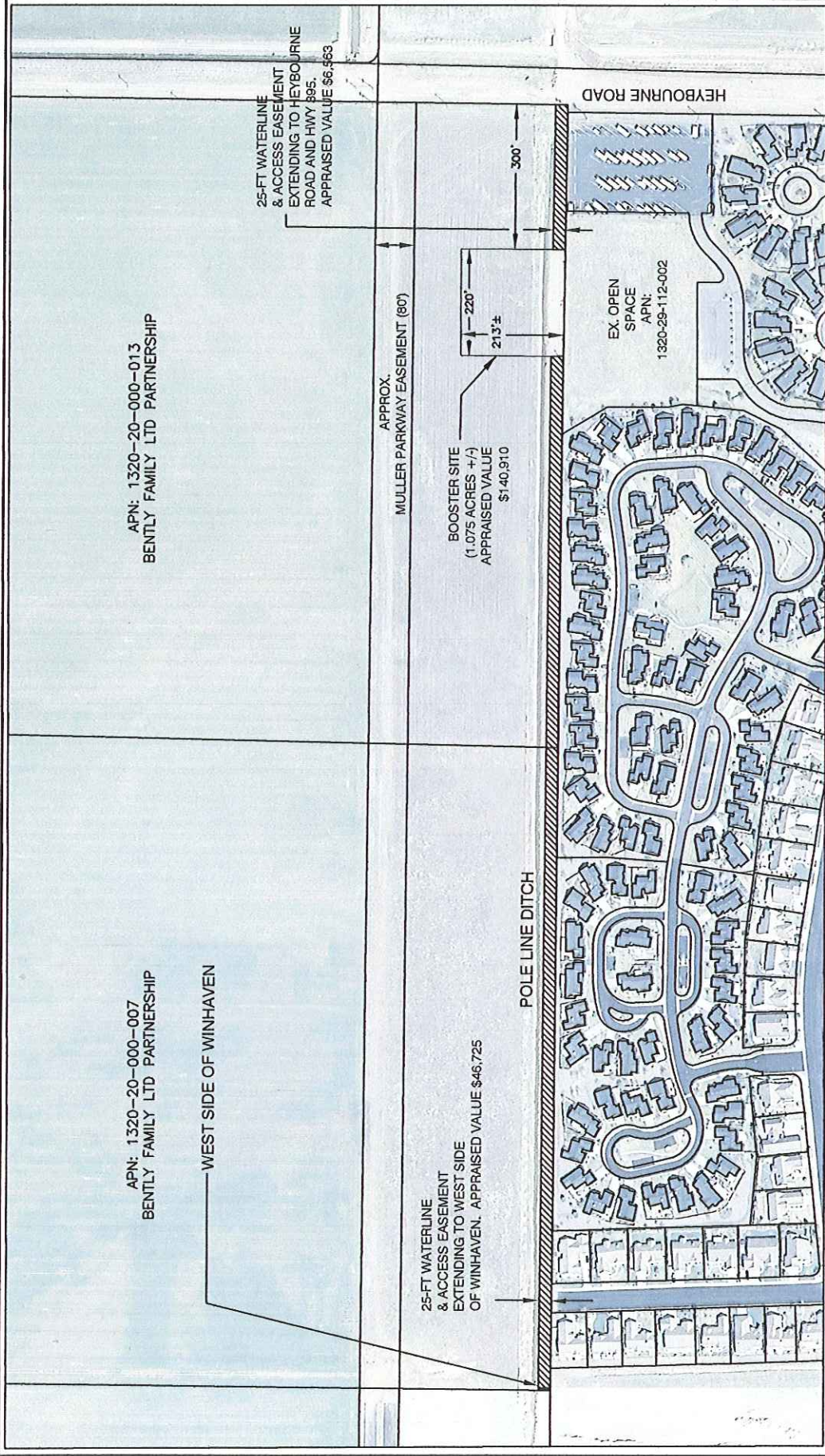
FISCAL IMPACT: The total cost of the acquisition will be paid from Fund 639, Minden Wholesale Water Fund. The available fund balance in Fund 639, Minden Wholesale Water Fund, will be reduced by \$46,725, after reimbursement.

RECOMMENDATION: Staff recommends approval of an agreement with the Bently Family Limited Partnership in the amount of \$194,198 for purchase of a 1.075+/- acre site for the proposed Heybourne Water Booster Pump Station and associated easements for water lines, with \$147,473 to be reimbursed by Douglas County, Carson City, and Indian Hills General Improvement District and \$46,725 to be paid by the Town of Minden.

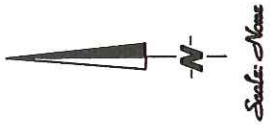
POSSIBLE MOTION: Should the Board agree with staff's recommendation, a possible motion would be: Move to approve an agreement with the Bently Family Limited Partnership in the amount of \$194,198 for purchase of a 1.075+/- acre site for the proposed Heybourne Water Booster Pump Station and associated easements for water lines, with \$147,473 to be reimbursed by Douglas County, Carson City, and Indian Hills General Improvement District and \$46,725 to be paid by the Town of Minden.

ACTION TAKEN:                      Approved                      Continued                      Denied

Approved with Conditions: \_\_\_\_\_



**Town of  
Minden, Nevada**  
**Heybourne Road Booster  
Station & Waterline Easements**  
**April, 2011**  
**Sheet 1 of 1**



Description	Appraised Value
Booster Station Property (DC, CC, IHGID)	\$140,910
Waterline Easement from Booster Station Property to Heybourne Road (DC, CC, IHGID)	\$6,563
Waterline Easement from W/Winhaven to Booster Station Property (TOWN OF MINDEN)	\$46,725

**RESOURCE CONCEPTS, INC.**