

Item # 11c

**Carson City Board of Supervisors  
Agenda Report**

**Date Submitted:** May 8, 2007

**Agenda Date Requested:** May 17, 2007

**Time Requested:** 5 Minutes

**To:** Mayor and Supervisors

**From:** Development Engineering

**Subject Title:** Action to approve and authorize the Mayor to sign an agreement for the acquisition of an easement of approximately 372 square feet of land which is a portion of APN 09-191-11 and of an easement of approximately 657 square feet of land which is a portion of APN 09-287-02 from Maria I. Dufur, Joe L. Dufur, Albert Dufur, and Michael Dufur for the construction of a sanitary sewer line from the east side of South Carson Street in the abandoned Patrick Street alignment to the west side of South Carson Street.

**Staff Summary:** As a part of Phase 2 of the Carson City Freeway, this sewer extension was identified as the means to provide sanitary sewer service to the area generally described as south of Clearview Drive and West of Carson Street. The project was on the City's Capital Improvement list to be funded by the Sewer Fund.

**Type of Action Requested:** (check one)  
 Resolution                       Ordinance  
 Formal Action/Motion        Other (Specify)

**Does This Action Require a Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to approve and authorize the Mayor to sign an agreement for the acquisition of an easement of approximately 372 square feet of land which is a portion of APN 09-191-11 and of an easement of approximately 657 square feet of land which is a portion of APN 09-287-02 from Maria I. Dufur, Joe L. Dufur, Albert Dufur, and Michael Dufur for the construction of a sanitary sewer line from the east side of South Carson Street in the abandoned Patrick Street alignment to the west side of South Carson Street.

**Explanation for Recommended Board Action:** Negotiations have been successfully completed with the property owner about the location and necessity of the project. Through contact with Ms. Maria Dufur, the City offered to purchase the easements for \$20,000 which was ultimately accepted. In return for a check in the amount of \$20,000.00, the Dufur family delivered the signed agreement and the two easement deeds to the City.

**Applicable Statute, Code, Policy, Rule or Regulation:** NRS 244.265 et. Seq.

**Fiscal Impact:** \$20,000.00

**Explanation of Impact:** The initial value for the land was established at \$10,960.00 through market value determinations of similar property. In addition, an additional amount of \$9,040.00 was agreed to which was determined to be a lesser cost to the City when compared to additional legal fees and formal appraisals had the issue gone to condemnation.

**Funding Source:** Sewer Fund

**Alternatives:** No viable alternatives.