

STAFF REPORT

Date: April 26, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval to acquire sewer easements across two parcels for construction of a sanitary sewer trunk as part of the Parr Sewer Rehabilitation Project in the amount of \$90,000. (Sewer Fund)

From: Dustin Waters, Asst. Dir. of Utility Services

Department: Utility Services

Summary:

Staff recommends approval to acquire sewer easements across two parcels for construction of a gravity sanitary sewer as part of the Parr Sewer Rehabilitation Project in the amount of \$90,000, and authorization for the City Manager to proceed with the transaction and the Mayor to sign all pertinent documents.

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

September 28, 2022 – Council approved the acquisition of sewer easements across four parcels in the amount of \$182,500, as part of the Parr Sewer Rehabilitation Project.

April 22, 2020 – Council approved a consultant agreement with Farr West Engineering in the amount of \$656,381 for design of the 2021 Consolidated Sewer Rehabilitation Project.

Background:

Rehabilitation of the Parr sewer lift station was determined to be a high priority, according to the Brown and Caldwell lift station condition assessment report published in February 2020, due to aging pumps, electrical deficiencies, and its lack of capacity and redundancy.

An agreement with Farr West Engineering for design services for the 2021 Consolidated Sewer Rehabilitation Project included the provision of construction documents to replace the Parr lift station with a gravity sewer line. New sewer easements across parcels owned by five property

owners are required to construct the new sewer line. Sewer easements were acquired from four property owners on September 28, 2022. Acquisition of sewer easements across two parcels, Assessor Parcel Numbers 003-061-04 and 003-061-13, both owned by G Archie LLC, will complete the easements required to construct the Parr Sewer Rehabilitation Project, which is planned for summer 2023.

Discussion:

These final acquisitions are the result of a negotiated agreement with G Archie LLC. A property appraisal conducted by Johnson-Perkins-Griffin on March 19, 2021, yielded a value of \$29,600 for the permanent and temporary sewer easements required for the initially proposed sewer alignment. Negotiations led to an agreement to provide permanent and temporary sewer easements for an alternate alignment for a total lump sum price of \$42,000.

Negotiations also led to an agreement for the property owner to provide services during construction, including disassembling concrete block walls, and relocating concrete blocks, rock piles, equipment, and vehicles ahead of construction to facilitate work by the City's contractor, in exchange for \$48,000.

Staff is recommending approval of the easement acquisitions for the total negotiated cost of \$90,000. This sewer project will provide additional capacity to accommodate several pending development projects, as well as lower the City's risk by replacing a sewer lift station with a gravity sewer line.

Financial Implications:

Funding for this acquisition will be from the Sewer Fund.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approve the acquisition of easements on the parcels identified herein, in the amount of \$90,000 and costs associated with the easement recordation and authorize the City Manager to proceed with the transaction and the Mayor to sign all pertinent acquisition documents.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Location Map 2