

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

SUBJECT: Review, discuss and possibly authorize a quitclaim of Water Main to Grinberg Family Trust on APN: 126-231-05 for the purposes of improving operations of IVGID's Water Systems

DATE: May 6, 2021

I. RECOMMENDATION

Staff recommends that the Board of Trustees:

1. Approve Quitclaim of Water Main to Grinberg Family Trust on the Trust's property (APN: 126-231-05) in exchange for ONE-DOLLAR (\$1) for the Purposes of Improving Operations of IVGID's Water Systems.
2. Authorize Staff to execute the Quitclaim documents upon review by District Counsel.

II. BACKGROUND

Water service is provided to 638 Fairview Blvd. (APN: 126-231-05) from a ¾-inch meter located on the back lot line. IVGID owns and operates a 6-inch water main from the tee in Fairview Blvd to the existing ¾-inch meter, approximately 210 linear feet. This water main traverses a steep hillside and meanders through several trees before terminating the ¾-inch meter. IVGID does not possess an easement across this private property for the 6-inch water main. Therefore, Staff is proposing to quitclaim the existing water main on APN: 126-231-05 owned by the Grinberg Family Trust (see Exhibit A). Upon transfer of ownership, the Grinberg Family Trust would be required to install:

1. a single check detector check (SCDC) on the 6-inch water main at the property line with Fairway Blvd; and
2. a new water service with an approved domestic drinking water meter and SCDC.

III. FINANCIAL IMPACT AND BUDGET

IVGID will utilize standard quitclaim documents and the Grinberg Family Trust will be required to record all quitclaim documents. The Grinberg Family Trust is responsible for construction of all improvements. The District will receive one dollar (\$1) in exchange for this quitclaim, therefore, no significant financial impact to the District.

IV. ALTERNATIVES

No alternatives provided. The District works cooperatively with residents of the District to facilitate providing public services to the community.

V. COMMENTS

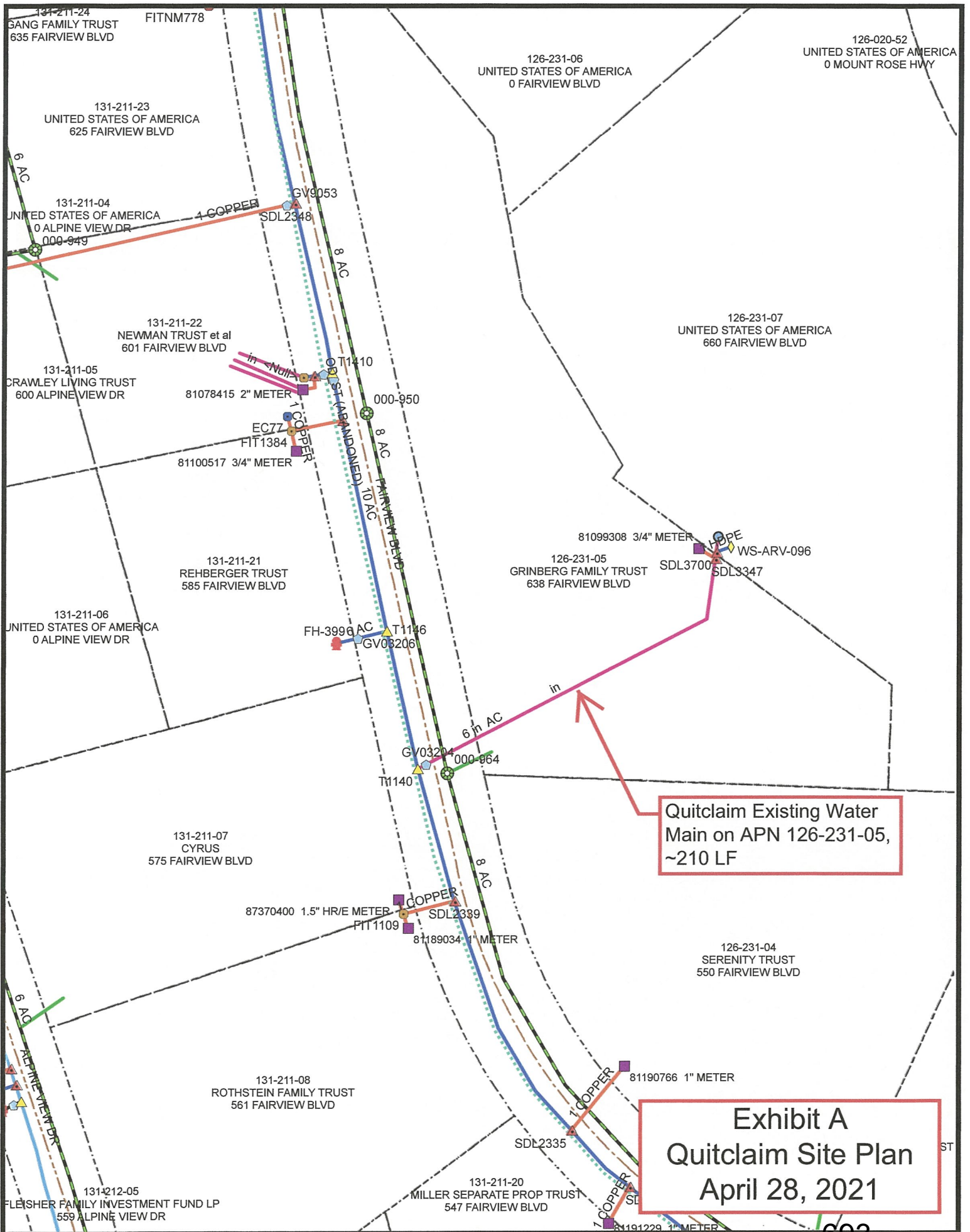
Quitclaiming the water main to the Grinberg Family Trust is beneficial to the communities of Incline Village and Crystal Bay as well as the Incline Village General Improvement District as it releases IVGID of the liability of this aging water main and helps ensure water quality is maintained through the installation of a single check detector check.

VI. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:

Exhibit A, Site Plan
Quitclaim Deed



Quitclaim Existing Water
Main on APN 126-231-05,
~210 LF

Exhibit A
Quitclaim Site Plan
April 28, 2021

APN: 126-231-05

Address:

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT INCLINE VILLAGE IMPROVEMENT DISTRICT a political subdivision of the County of WASHOE, a political subdivision of the State of NEVADA, in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, does hereby release, remise and forever quitclaim unto all the present legal owners of the land encumbered by the underground six-inch water main lying across the southerly portion of APN: 126-231-05, and to their heirs and assigned all rights, title and interest which is situate in the Incline Village General Improvement District, County of Washoe, State of Nevada, to wit:

SEE ATTACHED EXHIBIT "A" FOR QUITCLAIM OF 6-INCH WATER MAIN

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

IN WITNESS WHEREOF, Washoe County has caused the Quitclaim Deed be executed this _____ day of _____, 2021.

Incline Village General Improvement District

Brad B. Underwood
Director of Public Works

Notary

Timothy Lee Buxton

When recorded return to:
Mr. Timothy Lee Buxton
Incline Village General Improvement District
1220 Sweetwater Road Incline Village, NV 89451

APN: 126-231-05