

Item # 5-3

**City of Carson City  
Agenda Report**

**Date Submitted:** January 5, 2009

**Agenda Date Requested:** January 15, 2009

**Time Requested:** Consent

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department-Open Space

**Subject Title:** Action to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Lee Smith and Lynn Norberg as the review-appraisers for Carson City with regard to the self-contained appraisal prepared by Mr. William G. Kimmel for the Horsecreek Ranch conservation easement located in Carson City, APN 7-051-78.

**Staff Summary:** Appraisals are required by state law in order to determine the value of property to be purchased. This action is for appointment of Lee Smith and Lynn Norberg as the review-appraisers for the property, as required by N.R.S. 244.275. The approximate cost of the review-appraisal is \$3,500 which will be paid from the Open Space Question 18 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 appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Lee Smith and Lynn Norberg as the review-appraisers for Carson City with regard to the self-contained appraisal prepared by Mr. William G. Kimmel for the Horsecreek Ranch conservation easement located in Carson City, APN 7-051-78.

**Explanation for Recommended Board Action:** State law requires the appointment of an appraiser who shall be sworn to make a true appraisal of the subject property according to the best of their knowledge and ability. The appraisal is required in order to determine the value of properties in question. For clarification, this action does not require compliance with the list of appraisers that the Board approved as part of AB 312 as codified in N.R.S. 244.2795. This list is used only when the City wishes to sell or lease City property. The provisions of N.R.S. 244.275 are used in this case where the City is considering buying property.

**Applicable Statute, Code, Policy, Rule or Regulation:** N.R.S. 244.275

**Fiscal Impact:** Approximately \$3,500

**Explanation of Impact:** This action is required by N.R.S. 244.275. An appraisal is required in order to establish the fair market value of the property, and in this specific case our appointed appraisers will determine compliance with adopted standards and will determine if the value is reasonable.

**Funding Source:** Open Space Professional Services 254-5047-452-0309

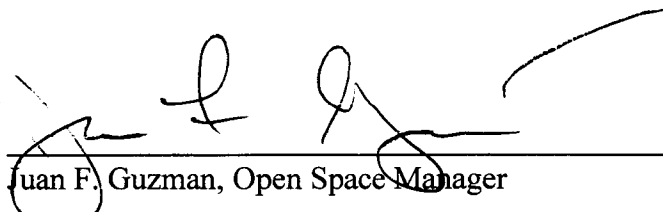
**Alternatives:**

Not to approve and swear Lee Smith and Lynn Norberg as the review-appraisers for the Carson City Open Space Program for this appraisal.

**Supporting Material:**

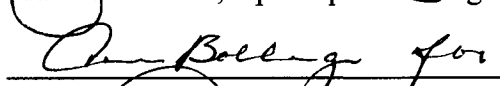
- Copy of N.R.S. 244.275

**Prepared By:**

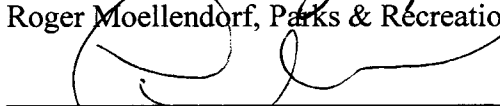
  
Juan F. Guzman, Open Space Manager

**Date:** 11/6/09

**Reviewed By:**

  
Roger Moellendorf, Parks & Recreation Director

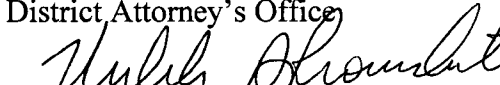
**Date:** 11/6/09

  
Larry Werner, City Manager

**Date:** 11/6/09

  
District Attorney's Office

**Date:** 11/6/09

  
Finance Department

**Date:** 11/6/09

**Board Action Taken:**

Motion: \_\_\_\_\_ 1: \_\_\_\_\_ Aye/Nay

2: \_\_\_\_\_

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\_\_\_\_\_  
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\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**NRS 244.275 Purchase or lease of property for use of county; appraisal.**

1. 1. The boards of county commissioners shall have power and jurisdiction in their respective counties:

(a) To purchase any real or personal property necessary for the use of the county.

(b) To lease any real or personal property necessary for the use of the county.

2. No purchase of real property shall be made unless the value of the same has been previously appraised and fixed by one or more competent real estate appraisers to be appointed for that purpose by the county commissioners. The person or persons so appointed shall be sworn to make a true appraisal thereof according to the best of their knowledge and ability. Purchases of real property from other federal, state or local governments are exempt from such requirement of appraisal.

[Part 8:80:1865; A 1871, 47; 1931, 52; 1933, 203; 1953, 681]—(NRS A 1957, 662; 1960, 374; 1965, 737; 1967, 126; 1969, 676, 1393; 1975, 570)