

City of Carson City
Agenda Report

Item # 19

Date Submitted: May 11, 2010

Agenda Date Requested: May 20, 2010

Time Requested: 15 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve and authorize the Mayor to sign a letter in support of the Nevada Commission for the Reconstruction of the V&T Railway's efforts to pursue the use of federal lands for the establishment of an interim depot terminal facility within portions of APN's 8-521-20 and 8-011-19 located in the vicinity of Flint Drive in Carson City, Nevada. (Roger Moellendorf / Dwight Millard)

Staff Summary: The V&T Commission requests the support of the Board of Supervisors in order to use lands administered by the Bureau of Land Management presently designated as part of the Carson City Federal Lands Bill for public disposal for the future development of the V&T Eastgate interim depot facility and related ancillary facilities. Specifically, a letter of support providing direction to the Bureau of Land Management as to the use of this land is requested (See Exhibits A & B).

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 a letter in support of the Nevada Commission for the Reconstruction of the V&T Railway's efforts to pursue the use of federal lands for the establishment of an interim depot terminal facility within portions of APN's 8-521-20 and 8-011-19 located in the vicinity of Flint Drive in Carson City, Nevada.

Explanation for Recommended Board Action: The Bureau of Land Management has indicated to the V&T Commission that the support of Carson City is necessary in order to proceed with the consideration of an application for the use of these lands by the V&T. Carson City's agreement is necessary since the lands have been designated to be placed for sale eventually by the Bureau of Land Management for future economic development as part of the Carson City Federal Lands Bill. Please see Exhibits C and D illustrating the subject lands and the conceptual V&T land requirements plan. The Bureau of Land Management, Carson City Board of Supervisors, and V&T Railway Commission have a long history of working together towards the development of the historic V&T railroad line from Virginia City to Carson City.

Applicable Statute, Code, Policy, Rule or Regulation:

- Omnibus Public Land Management Act of 2009
- Bureau of Land Management procedures for the use of federal land by local governments

Fiscal Impact: There is no out-of-pocket cost for this action

Explanation of Impact: There could be positive undetermined impacts in the form of taxes collected for rooms and merchandise sales once the V&T terminal facilities are improved and ridership increases as a consequence.

Funding Source: N/A

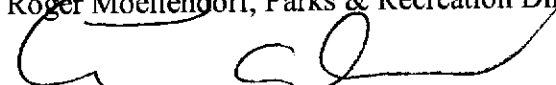
Alternatives: Not to support


Supporting Material:

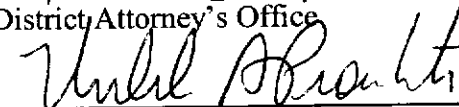
- Draft letter of support (Exhibit A)
- Memorandum dated December 3, 2009, providing direction to the Bureau of Land Management regarding the sale of federal properties (Exhibit B)
- Map of area and Carson City Federal Lands Bill designation (Exhibit C)
- Map of conceptual V&T Eastgate interim depot facility land requirements plan (Exhibit D)
- Map of conceptual V&T Eastgate interim depot facility improvements (Exhibit E)

Prepared By:  **Date:** 5/11/10
Juan F. Guzman, Open Space Manager

Reviewed By:  **Date:** 5/11/10
Roger Moellendorf, Parks & Recreation Director

 **Date:** 5/11/10
Larry Werner, City Manager

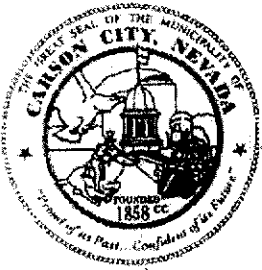
 **Date:** 5/11/10
District Attorney's Office

 **Date:** 5/11/10
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

May 20, 2010

Mr. Chris McAlear
District Manager
Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701

Re: Support for the Nevada Commission for the Reconstruction of the V&T Railway's use of federal lands in the vicinity of Flint Drive

Dear Mr. McAlear,

In December of 2009, you received a letter signed by Lee Plemel, Carson City Planning Director, regarding the Board of Supervisor's direction towards the sale of federal properties in accordance with the Omnibus Public Land Act of 2009. This letter specifically addresses Item #4, or the parcels that relate to Flint Drive, approximately 60 acres adjacent to Flint Drive near Highway 50 East. We requested that the Bureau of Land Management postpone the sale of the Flint Drive property indefinitely. We mentioned that Parcel A should be sold as one property to facilitate the cohesive development of the property and Parcel B should be offered to the adjacent private property owner due to highway frontage concerns. We also mentioned that the V&T Railway Commission was at the time, and continues presently, using a portion of the site as an interim train depot and that they were also exploring the possibility of using this property for a more permanent depot site.

This letter is to inform you that Carson City supports the efforts of the V&T Railway Commission to pursue an arrangement with the Bureau of Land Management and Carson City that will facilitate the use of these lands for the proposed V&T Eastgate interim depot facility, as well as ancillary and accessory structures needed to support that effort. Please refer to the attached map illustrating the parcel area subject to this request.

If you have any questions, please do not hesitate to call on our staff or myself. Lee Plemel, Planning Director, and Juan Guzman, Open Space Manager, have been designated as our staff to continue with implementation of the Federal Lands Bill.

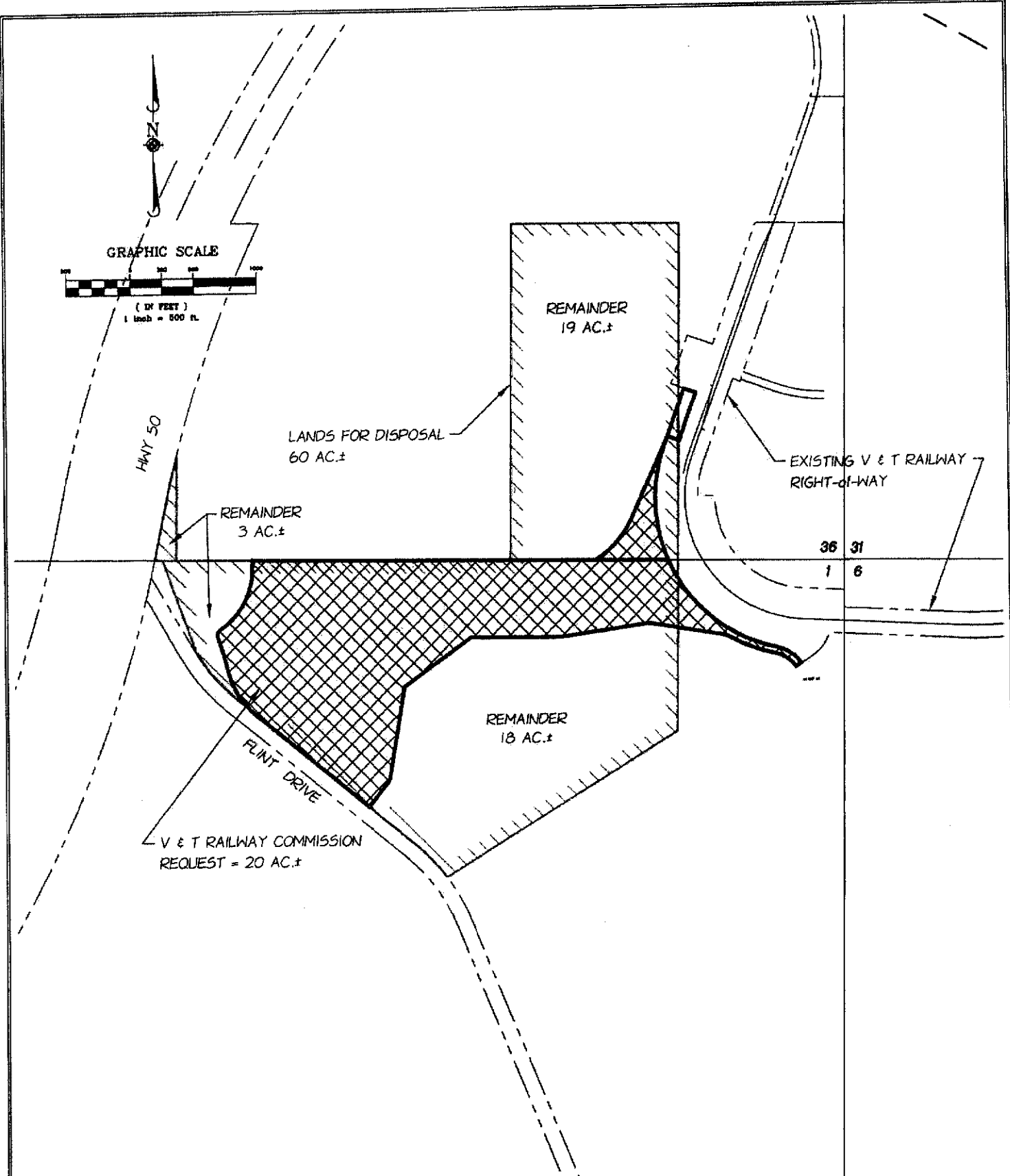
Sincerely,

Bob Crowell
Mayor

cc: Lee Plemel
Larry Werner
Juan F. Guzman
Roger Moellendorf

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

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CARSON CITY LANDS BILL CARSON CITY NEVADA V&T RAILWAY COMMISSION REQUEST

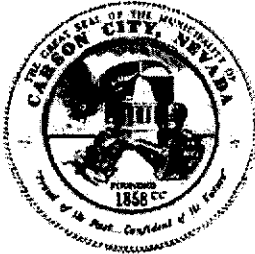
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 DRAWN BY: MB
 DATE: May, 2010
 SCALE: 1" = 2000'



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Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

Exhibit B

Mr. Chris McAlear, District Manager
BLM Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701

December 14, 2009

Re: Sale of Carson City Lands per OPLMA

Dear Mr. McAlear,

Carson City would like to forward to you the attached recommendations from the Board of Supervisors regarding the sale of certain BLM properties as described in the Omnibus Public Lands Management Act of 2009 (OPLMA). The Act states that BLM is to sell certain properties within one year of its adoption unless that time is modified by Carson City. The Board of Supervisors took unanimous action on December 3, 2009, to provide direction to BLM regarding the timing of sales of specific properties as described in detail in the attached memo to the Board of Supervisors dated November 20, 2009. A summary of the recommendations are found on page 5 of the memo, with detailed maps and descriptions preceding the summary.

You will note that there are two properties—approximately three acres on Highway 50 West and two acres on South Edmonds Drive—where the sales are recommended to be initiated immediately. Carson City understands it may take months for the entire environmental review and sale process to be completed and only requests that the necessary steps to complete the sale be initiated as soon as possible. Where the City recommends indefinite postponement of the property sales, the City will give future direction to BLM when the time is appropriate to initiate any additional sales. We will consult with your office prior to any additional recommendations coming forward.

Thank your continued cooperation in working with Carson City to accomplish our goals in compliance with the Act. If you have any questions regarding the direction of the Carson City Board of Supervisors, please feel free to call me at (775) 887-2180 or Juan Guzman, Open Space Manager, at (775) 887-2115.

Sincerely,

Lee Plemel, AICP
Planning Director

Attachment: Board of Supervisors memo, November 20, 2009

Copy: Larry Werner, City Manager
Juan Guzman, Open Space Manager



Carson City Planning Division

2621 Northgate Lane, Suite 62

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MEMORANDUM

Board of Supervisors meeting of December 3, 2009

TO: Mayor and Board of Supervisors

FROM: Lee Plemel, Planning Director; Juan Guzman, Open Space Manager

DATE: November 20, 2009

SUBJECT: Direction to BLM regarding the sale of federal properties pursuant to the Omnibus Public Land Act of 2009.

The Omnibus Public Land Act of 2009 (the "Act") was signed by the President of the United States in February 2009. The bill provides for the disposition of more than 8,000 acres of federal lands within Carson City, including the sale of approximately 150 acres of federal land by BLM. The Act further provides that the lands are to be sold within one year of the enactment of the Act unless Carson City postpones or excludes the properties from sale. The purpose of this action is to provide direction to BLM on the timing of sales of certain properties before the one-year deadline arrives.

The Act designates several properties for sale by BLM. Those properties are described in this staff report as follows (refer to the maps below in this memo and the attached Lands Bill Map):

- 1) "Parcel 1" – Approximately 50 acres (excluding the NDOT right-of-way) at Highway 50 West near South Carson Street.
- 2) "South Edmonds" – Approximately 2 acres on South Edmonds Drive between Clearview Drive and Bennett Drive.
- 3) "Pinion Hills Parcels" – Fourteen parcels of approximately 2 acres each in the Pinion Hills neighborhood.
- 4) "Flint Drive" – Approximately 60 acres adjacent to Flint Drive near Highway 50 East.
- 5) "Colorado Street" – Approximately 5 acres at Colorado Street and South Edmonds Drive, predominantly within the future freeway right-of-way.

BLM is required to bear the cost of the sale of these properties. The properties are required to be sold at auction for not less than fair market value. The proceed from the sale of these properties are required to be distributed as follows:

- 5 percent is paid directly to the State for the general education program.
- 95 percent goes into a special account in the Treasury of the United States available to the Secretary of the Interior to be used for:
 - Reimbursing BLM for the costs of selling these properties;
 - Reimbursing BLM and the Forest Service for the cost of transferring other lands described in the Act to Carson City; and
 - Acquisition of environmentally sensitive land or an interest (e.g. conservation easement) in environmentally sensitive land in the City.

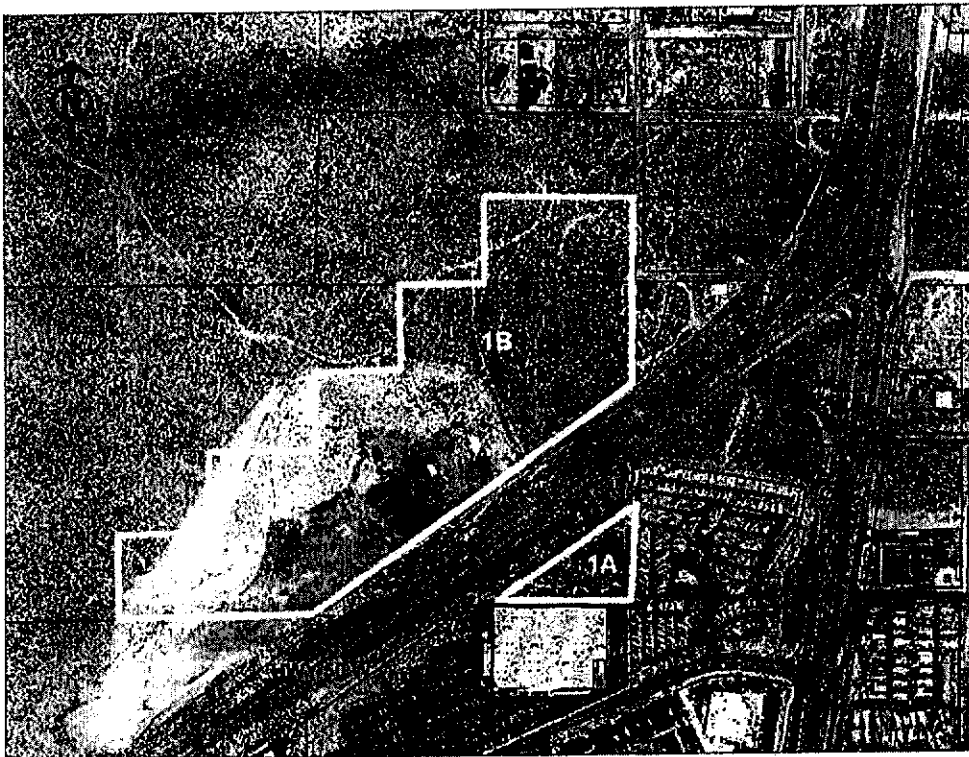
Following are the recommendations for sale of the specific properties identified in the Act. Note that it is estimated that it could take approximately 12-18 months to complete the sale of any property from initiating the sale process. Also note that BLM does not have dedicated funds to use to initiate the sale of properties, including any necessary environmental impact reports. Therefore, the “easier” parcels to sell, e.g. those that do not require extensive surveying, are recommended to be sold first to generate money to fund additional sales.

1) **Parcel 1** – Highway 50 West near South Carson Street (see map below).

Parcel 1A Priority: Initiate the sale of Parcel 1A immediately, approximately 3 acres behind the existing Costco building, subject to granting a right-of-way to Carson City over the south portion of the property containing drainage facilities within an existing easement.

Parcel 1B Priority: Postpone the sale indefinitely pending further direction from Carson City after investigation of existing easements and rights-of-way for the NDOT materials operation.

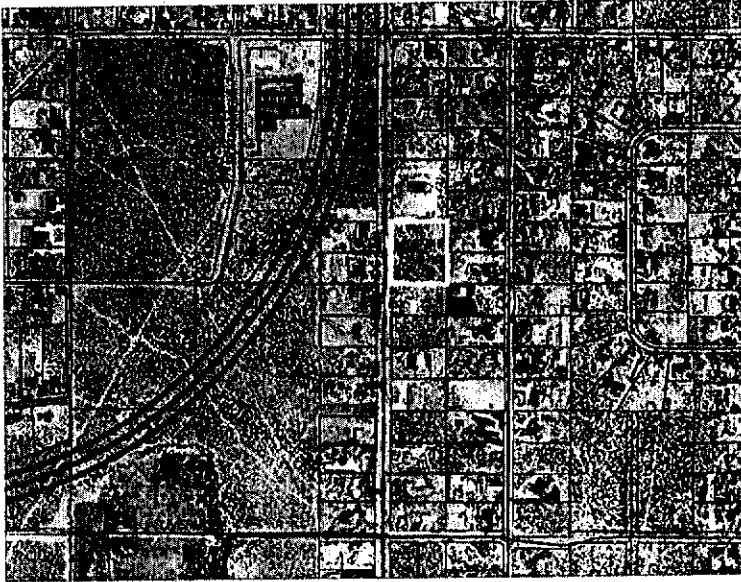
PARCEL #1



2) South Edmonds

Priority: Initiate the sale of South Edmonds property immediately.

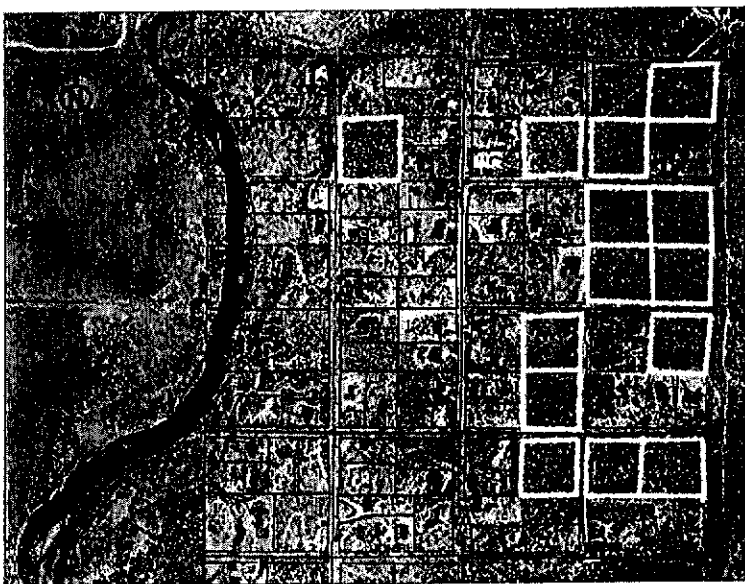
SOUTH EDMOND DRIVE PARCEL



3) Pinion Hills Parcels

Priority: Postpone the sale of the Pinion Hills parcels indefinitely in order to explore options for disposal of the parcels. Some of the parcels do not have roads to the property frontage and have other topographic constraints.

PINION HILLS PARCELS



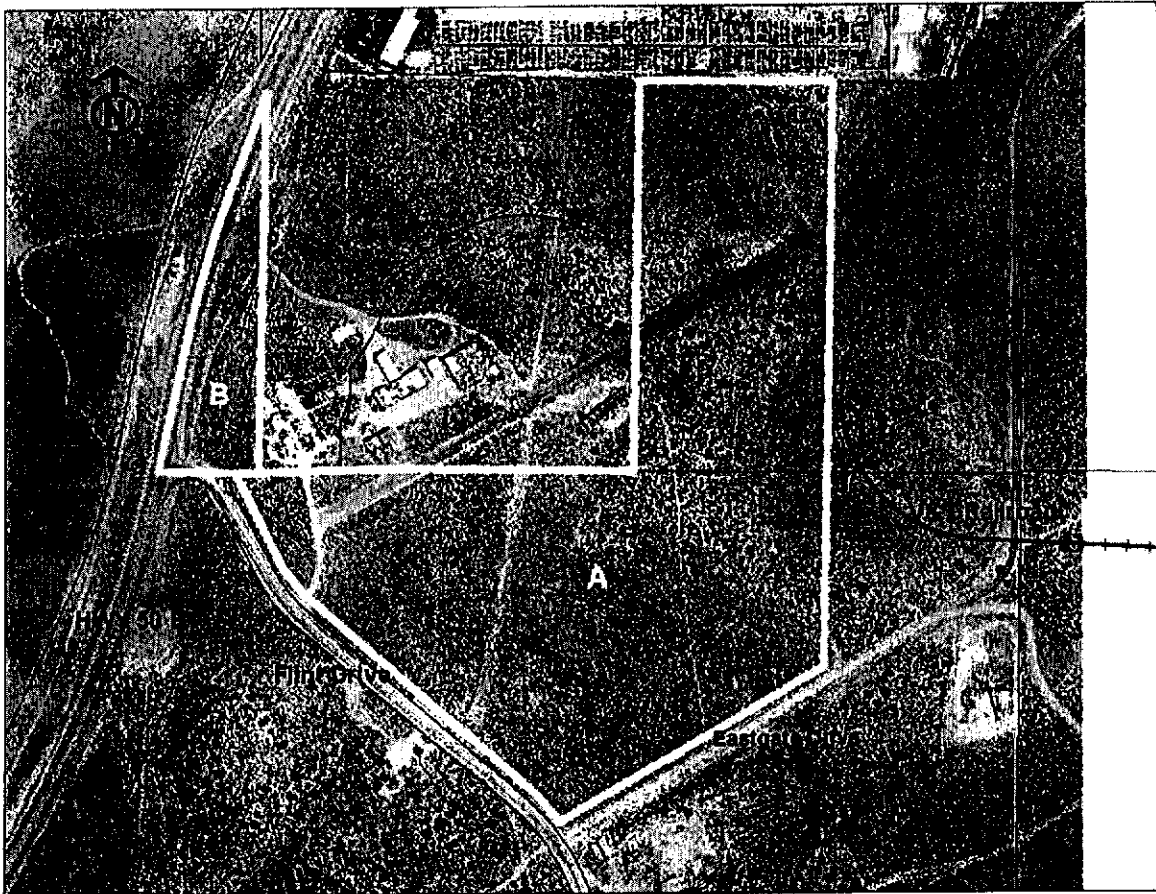
4) Flint Drive

Priority: Postpone the sale of the Flint Drive property indefinitely. Parcel A shall be sold as one property to facilitate cohesive development of the property. Parcel B should be offered to the adjacent private property owner to the east of Parcel B to allow the property owner to improve their highway frontage and prevent another owner from controlling the highway frontage adjacent to the current private lands.

Rationale: The sale of this property will require survey work to determine the property boundaries along Flint Drive and Eastgate Drive. Adequate right-of-way must be maintained along Flint Drive and Eastgate Drive to accommodate future access and roadway improvement for the development of this property, and this access requirement still needs to be determined. BLM currently does not have funding available to complete the required survey work. The sale of other properties will help fund the work necessary to sell this property.

Also, the V&T Railroad is currently using a portion of this site as a temporary train depot. They are also exploring the possibility of using this property for a permanent depot site. The delay of the sale will give more time to explore the various alternatives for the sale and development of the property.

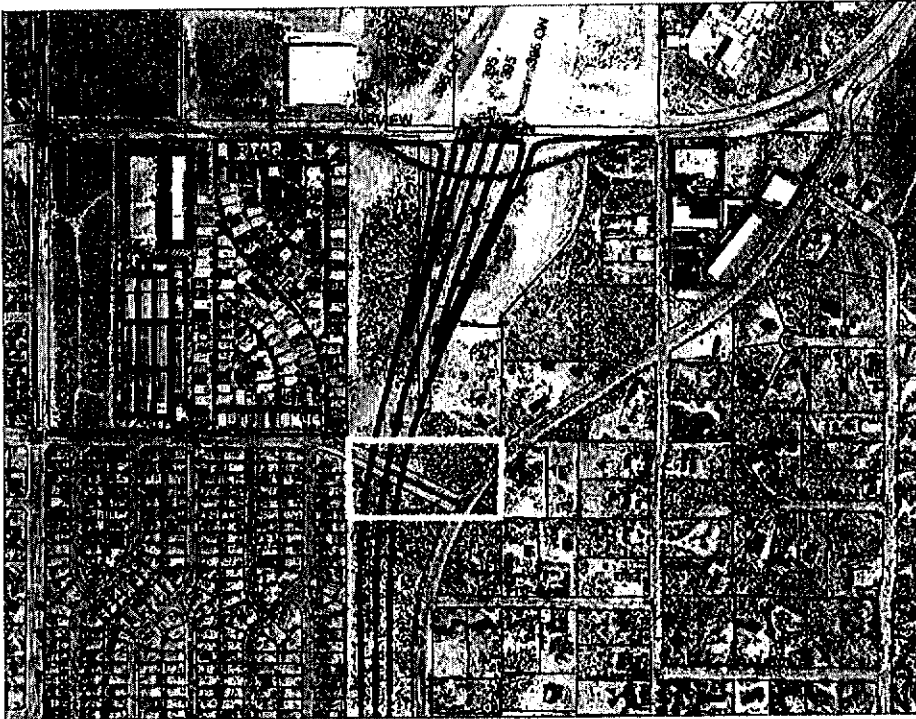
FLINT DRIVE PARCELS



5) Colorado Street

Priority: Postpone the sale of the Colorado Street property indefinitely pending the completion of the freeway through the property to determine what remaining land is available.

COLORADA STREET PARCEL



Summary of Recommendations:

1A) Initiate the sale of Parcel 1A (approximately 3 acres) immediately, subject to the exclusion of a right-of-way to Carson City for existing drainage improvements.

1B) Postpone the sale of Parcel 1B indefinitely in order for the City to investigate existing easements and uses on the property.

2) Initiate the sale of the South Edmonds property immediately.

3) Postpone the sale of the Pinion Hills Parcels indefinitely.

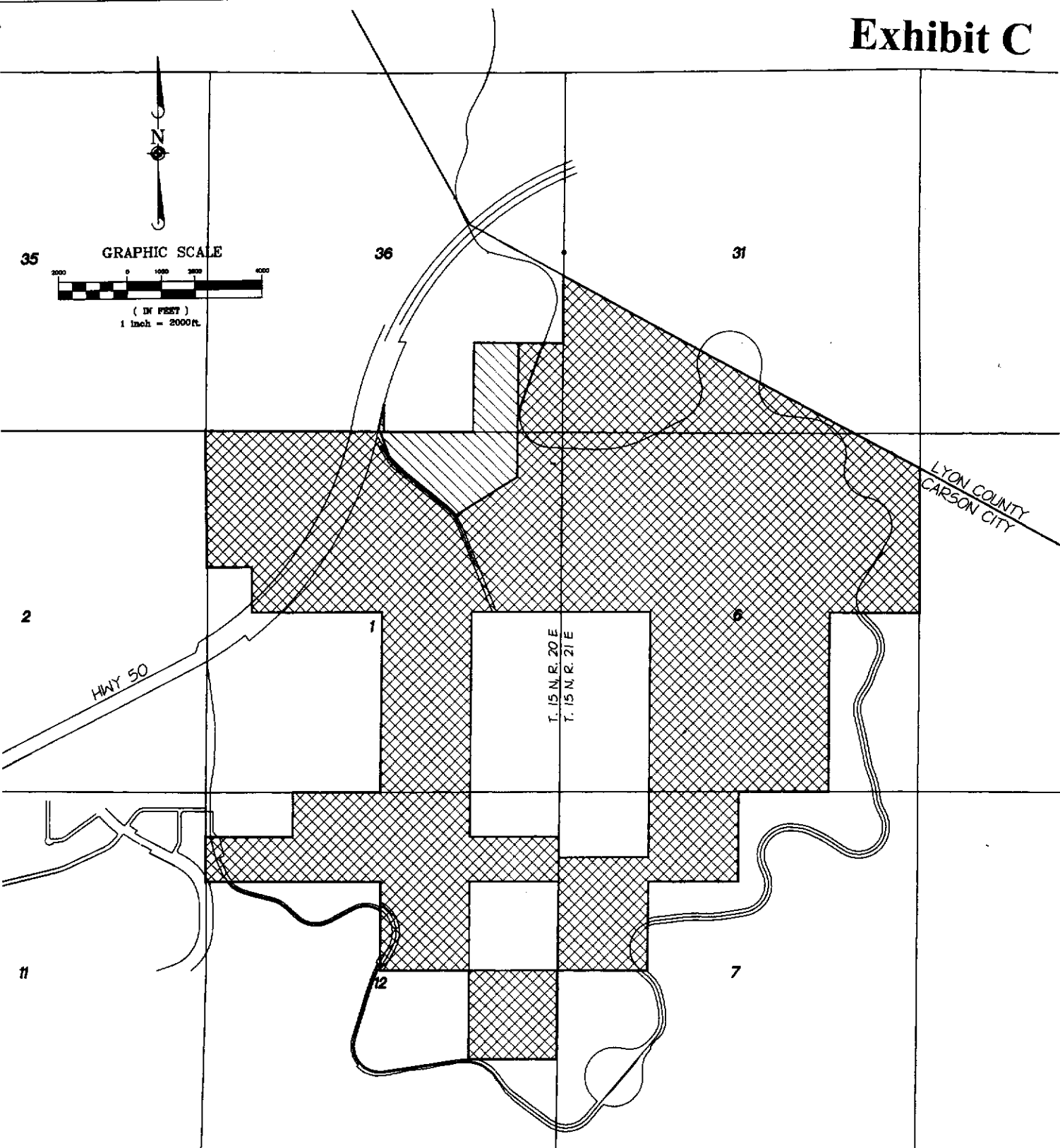
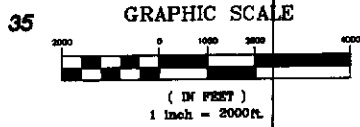
4) Postpone the sale of the Flint Drive properties indefinitely.

5) Postpone the sale of the Colorado Street property indefinitely.

Attachments:

- 1) Omnibus Public Lands Act of 2009 (Carson City portion only)
- 2) Carson City Lands Bill Map

Exhibit C



To Carson City for Parks and Public Purposes

Lands for Disposal

CARSON CITY LANDS BILL

CARSON CITY NEVADA

V&T RAILWAY COMMISSION REQUEST

PROJ. MGR.: KLD
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 DATE: May, 2010
 SCALE: 1"=2000'



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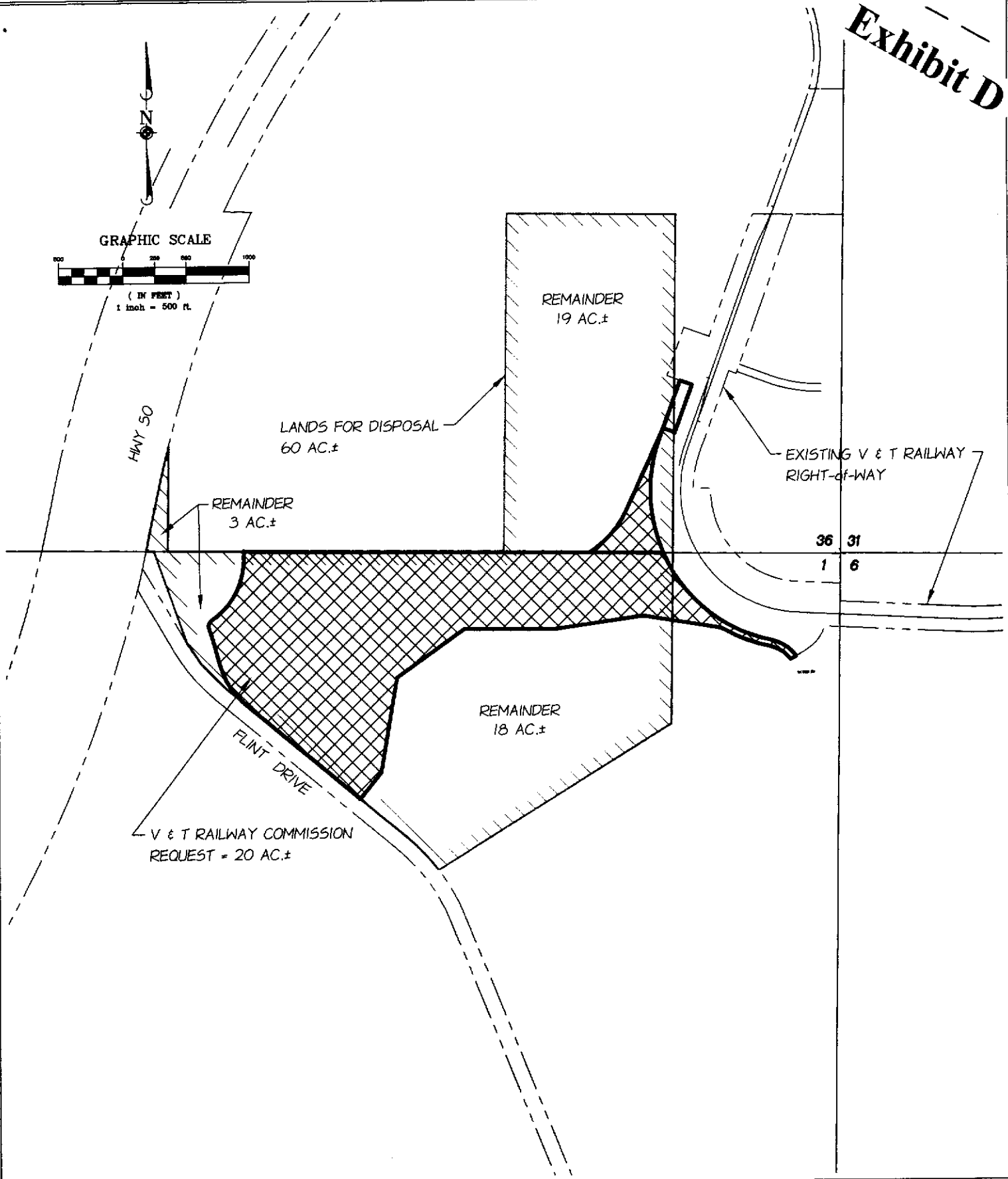
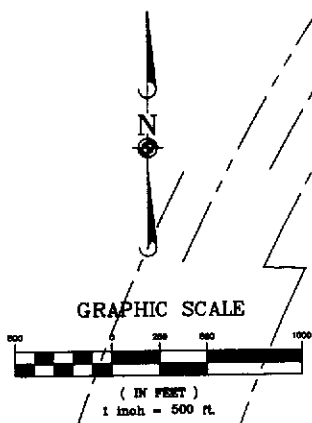
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CARSON CITY LANDS BILL

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SCALE: 1"=2000'



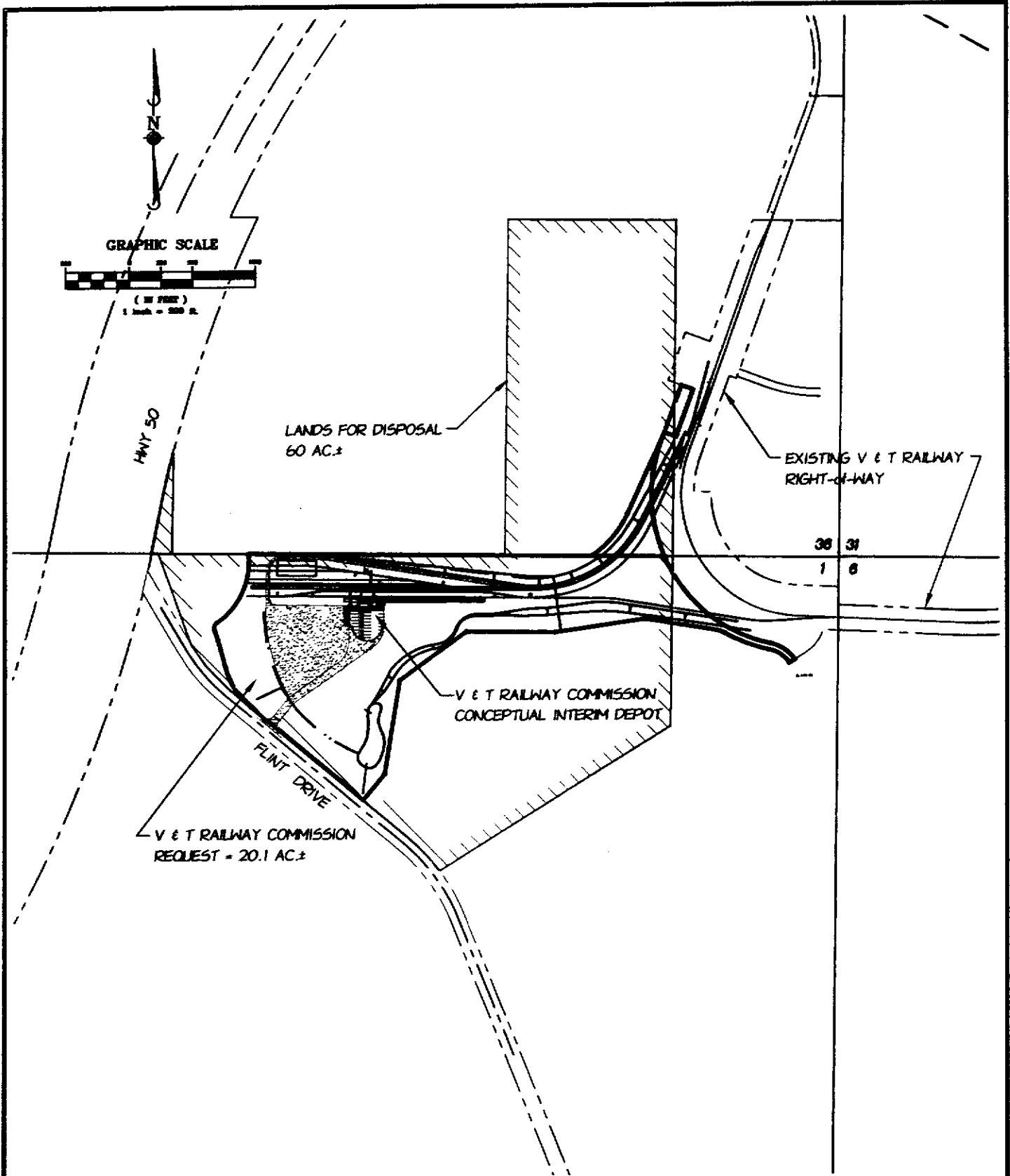
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PROJ. MGR.: <u>KLD</u> DRAWN BY: <u>MB</u> DATE: <u>May 2010</u> SCALE: <u>1"=2000'</u>	 <h2 style="margin: 0;">Manhard</h2> <p style="margin: 0;">CONSULTING</p> <p style="font-size: small; margin: 0;">3478 Executive Plaza Way, Suite 12, Carson City, NV 89708 tel: (775) 882-0820 fax: (775) 882-7282 www.manhard.com Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers Construction Managers - Environmental Scientists - Landscape Architects - Planners</p> <p style="font-size: x-small; margin: 0;">© 2008 ALL RIGHTS RESERVED</p>	SHEET <h1 style="font-size: 2em; margin: 0;">3</h1> OF <h1 style="font-size: 2em; margin: 0;">3</h1> PR CODE PR NUM

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