

**City of Carson City
Agenda Report**

Date Submitted: May 29, 2012

Agenda Date Requested: June 7, 2012

Time Requested: 20 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: For Possible Action: to adopt and approve, including authorizing the Mayor to sign resolution _____ consenting to a relinquishment and land transfer agreement between Carson City and the State of Nevada, Department of Transportation for an 11 acre public park along Imus Road in north Carson City. (Roger Moellendorf, Parks and Recreation Director / Vern L. Krahn, Park Planner)

Staff Summary: On May 1, 2012, the Parks and Recreation Commission by a 7 to 1 vote recommended to the Board of Supervisors that Carson City acquire surplus property at no cost from the State of Nevada, Department of Transportation (NDOT) along Imus Road for a future park in north Carson City (Refer to Exhibit A). This surplus property was originally acquired by NDOT for the construction of the Carson City Freeway and is no longer needed by NDOT.

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 adopt and approve, including authorizing the Mayor to sign resolution _____ consenting to a relinquishment and land transfer agreement between Carson City and the State of Nevada, Department of Transportation for an 11 acre public park along Imus Road in north Carson City.

Explanation for Recommended Board Action: On February 29, 2012, Parks and Recreation Department staff met with NDOT's Right-of-Way Division staff to discuss delaying the disposal of Carson City Freeway surplus property and requested this property (11.00 acres) be relinquished to the City to develop park and recreation facilities for a neighborhood located in north Carson City (Refer to Exhibits B and C). This transfer of property from the State of Nevada, Department of Transportation to Carson City is permitted under NRS 408.527 and the property would be transferred to the City at no cost for a future park. The estimated fair market value of the property is \$890,000. Also, as required by federal code and NRS statutes, this property would come to the City with a reversionary clause.

Both the Parks and Recreation Commission (Refer to Exhibit D) and the Parks and Recreation Department saw this surplus property as an opportunity to address the lack of parks and recreation facilities in north Carson City. As identified in the City's Parks and Recreation Master Plan, the City was divided into 30 distinct neighborhoods in order to determine the distribution of parks and recreational facilities throughout the community. NDOT's surplus property is located in Neighborhood 19 and this neighborhood is particularly underserved. In fact, this neighborhood has no parks (Refer to Exhibit E). Also, a public opinion survey was conducted as part of the Envision Carson City Master Plan process to gauge the parks and recreation preferences and desires of each neighborhood. This survey, which is statistically valid, found 66% of the respondents answered that a neighborhood park in their neighborhood was Important to Very Important. In addition, 63% of these respondents considered natural parks as Important to Very Important, and 66% felt off-street walking and bike paths were Important to Very important (Refer to Exhibit F).

At this time, the City has no funds to build or maintain any park or recreation facilities on the surplus property. However, staff believes this is a very unique opportunity to plan for the future needs of the City's park system and that these properties have many outstanding attributes that will meet the passive recreation needs of this neighborhood. When funds become available it is our department's intent to develop this neighborhood park by blending elements of both traditional neighborhood parks with elements of natural parks. This would result in a park that contains both traditional park amenities, as well as the preservation of the site's natural setting and vegetation, very similar to Ronald D. Wilson Memorial Park.

In addition, our department held a public informational meeting on Monday, April 16, 2012, in the Community Center's Bonanza Room. This meeting was well attended (approximately 30 people) and our department received many comments. Those comments are attached for the Board of Supervisors to review (Refer to Exhibit G).

Applicable Statue, Code, Policy, Rule or Regulation: Nevada Revised Statutes 277.180

Fiscal Impact: None

Explanation of Impact: The surplus property will be transferred from the State of Nevada, Department of Transportation to Carson City at no cost.

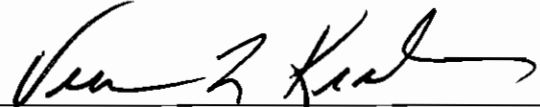
Funding Source: City staff has not identified any funding sources for the future planning and/or development of this park.

Alternatives:

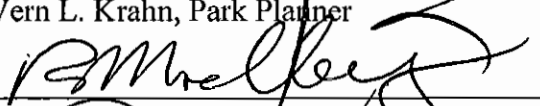
- 1) Not approve the State of Nevada, Department of Transportation's resolution consenting to a relinquishment and land transfer agreement.
- 2) Request City staff to amend the State of Nevada, Department of Transportation's resolution consenting to a relinquishment and land transfer agreement.

Supporting Material:

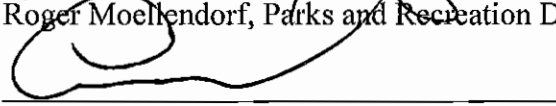
- Exhibit A: Resolution No. _____ State of Nevada, Department of Transportation's resolution consenting to a relinquishment and land transfer agreement.
- Exhibit B: Property Ownership Maps
- Exhibit C: Property Photographs
- Exhibit D: Parks and Recreation Commission Staff Report / Meeting Minutes
- Exhibit E: Parks and Recreation Master Plan / Neighborhood District Map
- Exhibit F: Park and Recreation Master Plan / Public Opinion Survey Information
- Exhibit G: Carson City Kiwanis Clubs Letters of Support / Public Comments

Prepared By: 
Vern L. Krahn, Park Planner

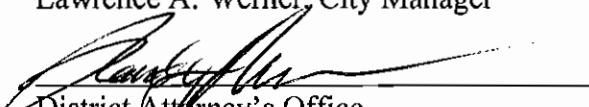
Date: 5/29/12

Reviewed By: 
Roger Moellendorf, Parks and Recreation Director


Date: 5/29/12


Lawrence A. Werner, City Manager

Date: 5/29/12


District Attorney's Office

Date: 5/29/12


Finance Department

Date: 5/29/12

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay

2: _____ _____

(Vote Recorded By)



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

BRIAN SANDOVAL
Governor

May 23, 2012

SUSAN MARTINOVICH, P.E., Director

In Reply Refer to:

ROGER MOELLENDORF DIRECTOR
CARSON CITY PARKS AND RECREATION
3303 BUTTI WAY BUILDING #9
CARSON CITY NV 89701

Control Section: CC-17
Route: US-395 Freeway
Parcels: U-395-CC-008.543 XS1,
U-395-CC-008.601 XS1,
U-395-CC-008.649 XS1,
U-395-CC-008.650 XS1,
U-395-CC-008.651 XS1,
U-395-CC-008.652 XS1,
U-395-CC-008.760 XS1,
U-395-CC-008.900 XS1
Surplus Nos.: SUR 09-17, SUR 09-19,
SUR 09-24, SUR 09-25, SUR 09-26,
SUR 09-27, SUR 09-28 and SUR 09-29

Dear Mr. Moellendorf:

Enclosed please find one original of the State's document entitled "Resolution Consenting to Relinquishment and Land Transfer Agreement" with the appropriate sketch maps labeled Exhibit "A" through Exhibit "H", attached.

This consent is for the acceptance by your City Council for parcels of land along the US-395 Freeway for the purpose of a public park.

Please present this resolution at your next scheduled City Council meeting for review, approval and signatures. Upon your council approval please return the signed original document to me at the following address:

Department of Transportation
Attn: J. Biggin, R/W Division
1263 S. Stewart St., Rm. 320
Carson City, NV 89712

Upon receipt of the signed document, I will prepare the board package for presentation and approval at our next Transportation Board of Directors meeting scheduled for June 11, 2012.

Thank you for your cooperation in this matter. If you have any questions or need any additional information please do not hesitate to contact me at (775) 888-7384 or e-mail me at jdbiggin@dot.state.nv.us.

Sincerely,

Handwritten signature of Jessica D. Biggin in cursive.
Jessica D. Biggin
Staff Specialist

jb/gf
Enclosures
cc: H. Salazar, Manager, Right-of-Way Engineering

Control Section: CC-17
 Surplus Nos.: SUR 09-17
 SUR 09-19
 SUR 09-24
 SUR 09-25
 SUR 09-26
 SUR 09-27
 SUR 09-28
 SUR 09-29
 Project: NH-395-2(033)
 E.A.: 72616
 Parcels: U-395-CC-008.543 XS1
 U-395-CC-008.601 XS1
 U-395-CC-008.649 XS1
 U-395-CC-008.650 XS1
 U-395-CC-008.651 XS1
 U-395-CC-008.652 XS1
 U-395-CC-008.760 XS1
 U-395-CC-008.900 XS1

**RESOLUTION CONSENTING TO RELINQUISHMENT
 AND LAND TRANSFER AGREEMENT**

WHEREAS, the State of Nevada, Department of Transportation, hereinafter called the Department, desires to relinquish parcels of land lying within Carson City, State of Nevada, said parcels are delineated and identified as Parcels U-395-CC-008.543 XS1, U-395-CC-008.601 XS1, U-395-CC-008.649 XS1, U-395-CC-008.650 XS1, U-395-CC-008.651 XS1, U-395-CC-008.652 XS1, U-395-CC-008.760 XS1 and U-395-CC-008.900 XS1 on EXHIBITS "A" through "H", inclusive, attached hereto and made a part hereof; and

WHEREAS, the Carson City Board of Supervisors desires that the aforesaid parcels of land be relinquished to Carson City; and

WHEREAS, Carson City has requested the relinquishment of aforesaid parcels of land for the purpose of a Public Park totaling approximately 11 acres; and

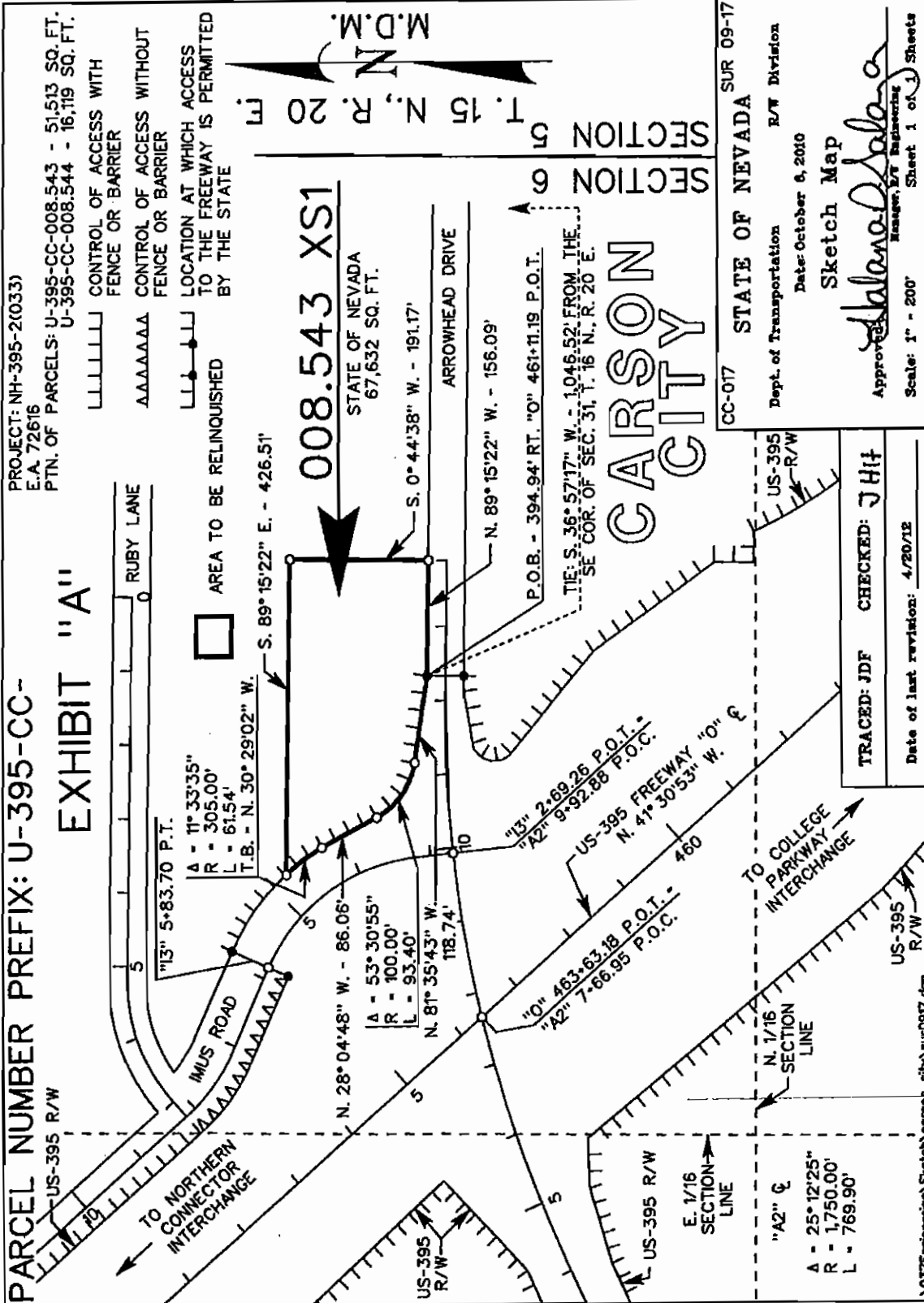
WHEREAS, Carson City has agreed to accept the relinquishment of said parcels of land together with any and all revocable leases and licenses entered into between the Department and the adjoining owners for the multiple use of the right-of-way.

STATE OF NEVADA
CARSON CITY

On this _____ day of _____, 20____, personally appeared before me, the undersigned, a Notary Public in and for Carson City, State of Nevada, _____ personally known (or proved) to me to be the _____ Director of the Department of Transportation of the State of Nevada who subscribed to the above instrument for the Nevada Department of Transportation under authorization of Nevada Revised Statutes, Chapter 408.205; that he/she affirms that the seal affixed to said instrument is the seal of said Department; and that said instrument was executed for the Nevada Department of Transportation freely and voluntarily and for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF I have hereunto
set my hand and affixed my official seal the day
and year in this certificate first above written.

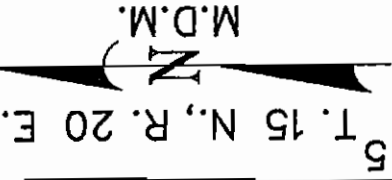


PROJECT: NH-395-2(033)
 E.A. 72616
 PTN. OF PARCELS: U-395-CC-008.543 - 51,513 SQ. FT.
 U-395-CC-008.544 - 16,119 SQ. FT.

EXHIBIT "A"

PARCEL NUMBER PREFIX: U-395-CC-

- ||||| CONTROL OF ACCESS WITH FENCE OR BARRIER
- AAAAAAA CONTROL OF ACCESS WITHOUT FENCE OR BARRIER
- ||| LOCATION AT WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE
- AREA TO BE RELINQUISHED



008.543 XS1

STATE OF NEVADA
 67,632 SQ. FT.

ARROWHEAD DRIVE

CARSON CITY

SECTION 6
 SECTION 5
 T. 15 N., R. 20 E.
 M.D.M.

CC-017 STATE OF NEVADA SUR 09-17

Dept. of Transportation R/W Division
 Date: October 6, 2010
 Sketch Map

Approved: *[Signature]*
 Manager, R/W Engineering

Scale: 1" = 200'
 Sheet 1 of 3 Sheets

TRACED: JDF	CHECKED: JHf
Date of last revision: 4/20/12	

\\0372\Engineering\Sketch\carson_city\sur0917.dgn

PARCEL NUMBER PREFIX: U-395-CC- T. 16 N. T. 15 N.
 PROJECT: NH-395-2(033)
 E.A. 72616
 P.TN. OF PARCELS: U-395-CC-008.601 - 46,464 SQ. FT.
 U-395-CC-008.602 - 9,347 SQ. FT.

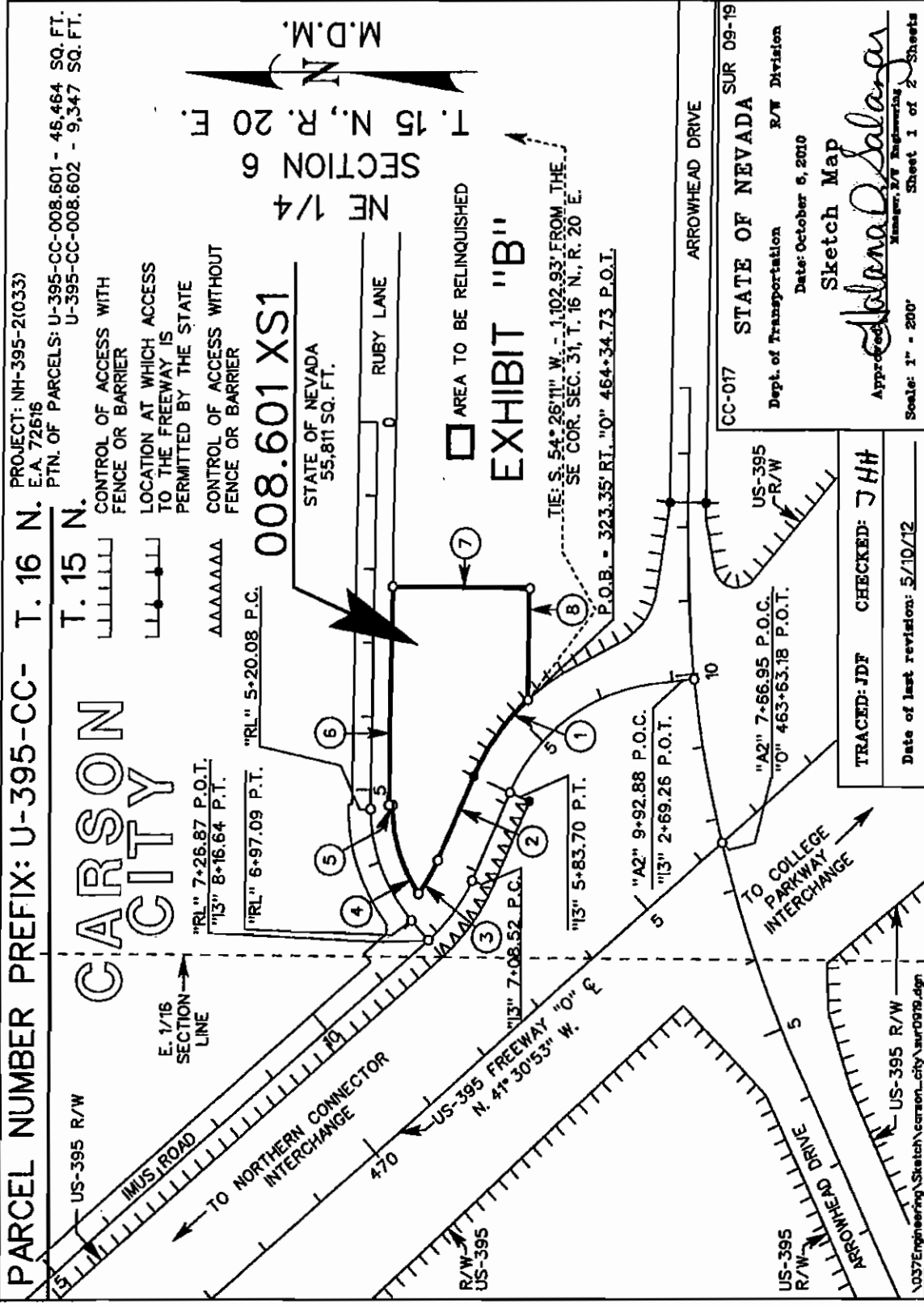
CARSON CITY

SECTION 6
 NE 1/4
 T. 15 N., R. 20 E.
 M.D.M.

- CONTROL OF ACCESS WITH FENCE OR BARRIER
- LOCATION AT WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE
- CONTROL OF ACCESS WITHOUT FENCE OR BARRIER

008.601 XS1
 STATE OF NEVADA
 55,811 SQ. FT.

AREA TO BE RELINQUISHED
EXHIBIT "B"
 TIE: S. 54° 26' 11" W. - 1,102.93' FROM THE SE COR. SEC. 51, T. 16 N., R. 20 E.
 P.O.B. = 323.35' RT. "O" 464+34.73 P.O.I.



CC-017 STATE OF NEVADA SUR 09-19
 Dept. of Transportation R/W Division
 Date: October 6, 2010
 Sketch Map
 Approved: *Alana D. Salanga*
 Manager, R/W Engineering
 Scale: 1" = 200'
 Sheet 1 of 2 Sheets

TRACED: JDF CHECKED: JHH
 Date of last revision: 5/10/12

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EXHIBIT "B"

008.601 XS1	
①	$\Delta = 24^{\circ} 12' 58''$ L = 128.91' R = 305.00' T.B. = N. 42° 04' 52" W.
②	N. 66° 17' 50" W. - 124.82'
③	$\Delta = 13^{\circ} 43' 02''$ L = 52.67' R = 220.00'
④	$\Delta = 34^{\circ} 52' 03''$ L = 127.80' R = 210.00' T.B. = N. 55° 52' 35" E.
⑤	N. 0° 44' 38" E. - 5.00'
⑥	S. 89° 15' 22" E. - 296.84'
⑦	S. 0° 44' 38" W. - 191.17'
⑧	N. 89° 12' 03" W. - 151.64'

CC-017 STATE OF NEVADA SUR 09-19
 Dept. of Transportation R/W Division
 Date: October 9, 2010
 Sketch Map
 Approved: *Abilana Salazar*
 Manager, R/W Engineering
 Scale: 1" = 200'
 Sheet 2 of 2 Sheets

TRACED: JDF	CHECKED: JHF
Date of last revision: 5/10/12	

PARCEL NUMBER PREFIX: U-395-CC-

EXHIBIT "D"

PROJECT: NH-395-2(033)
E.A. 72616
PTN. OF PARCEL: U-395-CC-008.650

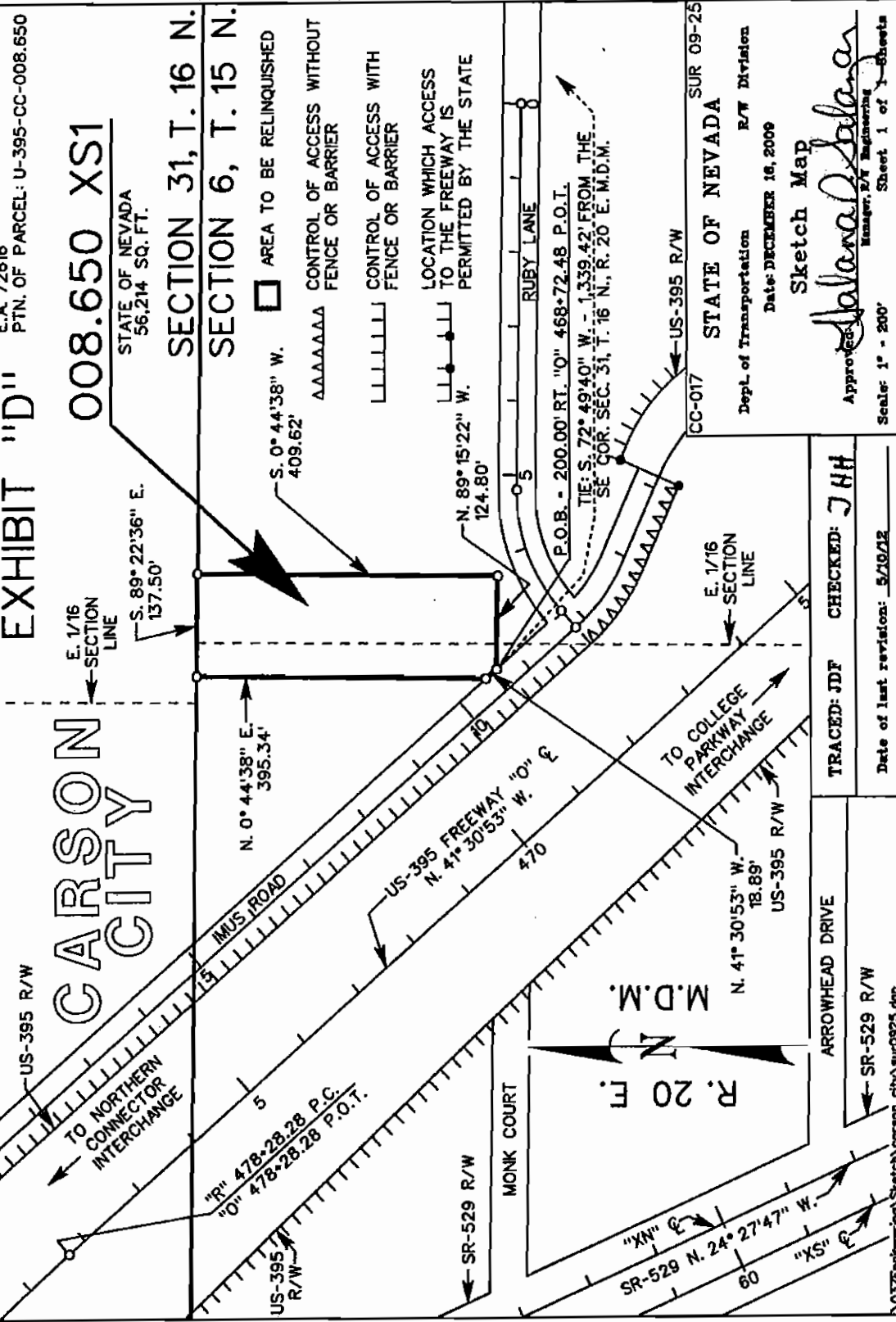
CARSON CITY

008.650 XS1

STATE OF NEVADA
56,214 SQ. FT.

SECTION 31, T. 16 N.

SECTION 6, T. 15 N.



- AREA TO BE RELINQUISHED
- ▲▲▲▲▲▲▲ CONTROL OF ACCESS WITHOUT FENCE OR BARRIER
- ||||| CONTROL OF ACCESS WITH FENCE OR BARRIER
- LOCATION WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE

CC-017 STATE OF NEVADA SUR 09-25

Dept. of Transportation R/W Division
Date: DECEMBER 16, 2009

Sketch Map

Approved: *Jolanda Salazar*
Manager, R/W Engineering
Sheet 1 of 1 Sheets

Scale: 1" = 200'

TRACED: JDF CHECKED: JHH

Date of last revision: 5/19/12

ARROWHEAD DRIVE

SR-529 R/W

1:037Engineering\Sketch\carson_city\sur0925.dgn

PARCEL NUMBER PREFIX: U-395-CC-

PROJECT: NH-395-2(033)
E.A. 72616

P.T.N. OF PARCEL: U-395-CC-008.651 - 43,933 SQ. FT.
U-395-CC-008.652 - 14,997 SQ. FT.

008.651 XS1

STATE OF NEVADA
58,930 SQ. FT.

EXHIBIT "E"

AREA TO BE RELINQUISHED

SECTION 31

T. 16 N.

SECTION 6

T. 15 N.

N. 0° 44' 08" E. - 162.30'

US-395 R/W

N. 41° 30' 53" W. - 314.28'

US-395 FREEWAY "O" E

N. 41° 30' 53" W. - 314.28'

US-395 R/W

S. 89° 22' 30" E. - 211.37'

US-395 R/W

E. 1/16 SECTION LINE

MUS. RD.

TO NORTHERN CONNECTOR INTERCHANGE

MONK CT.

TO COLLEGE PARKWAY INTERCHANGE

US-395 R/W

E. 1/16 SECTION LINE

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

CONTROL OF ACCESS WITHOUT FENCE OR BARRIER

CONTROL OF ACCESS WITH FENCE OR BARRIER

LOCATION WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE

"13" 8+16.65 P.T. -

"RL" 7+26.87 P.O.T.

P.O.B. - 200.00' RT "O" 468+91.37 P.O.T.

TIE: S. 73° 33' 35" W. - 1347.31' FROM THE SE COR. OF SEC. 31, T. 16 N., R. 20 E.

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

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US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

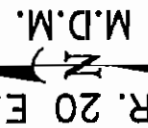
US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W

US-395 R/W



CARSON CITY

STATE OF NEVADA

CC-017

Dept. of Transportation

Date: October 6, 2010

R/W Division

Sketch Map

Approved: *Blana Blana*

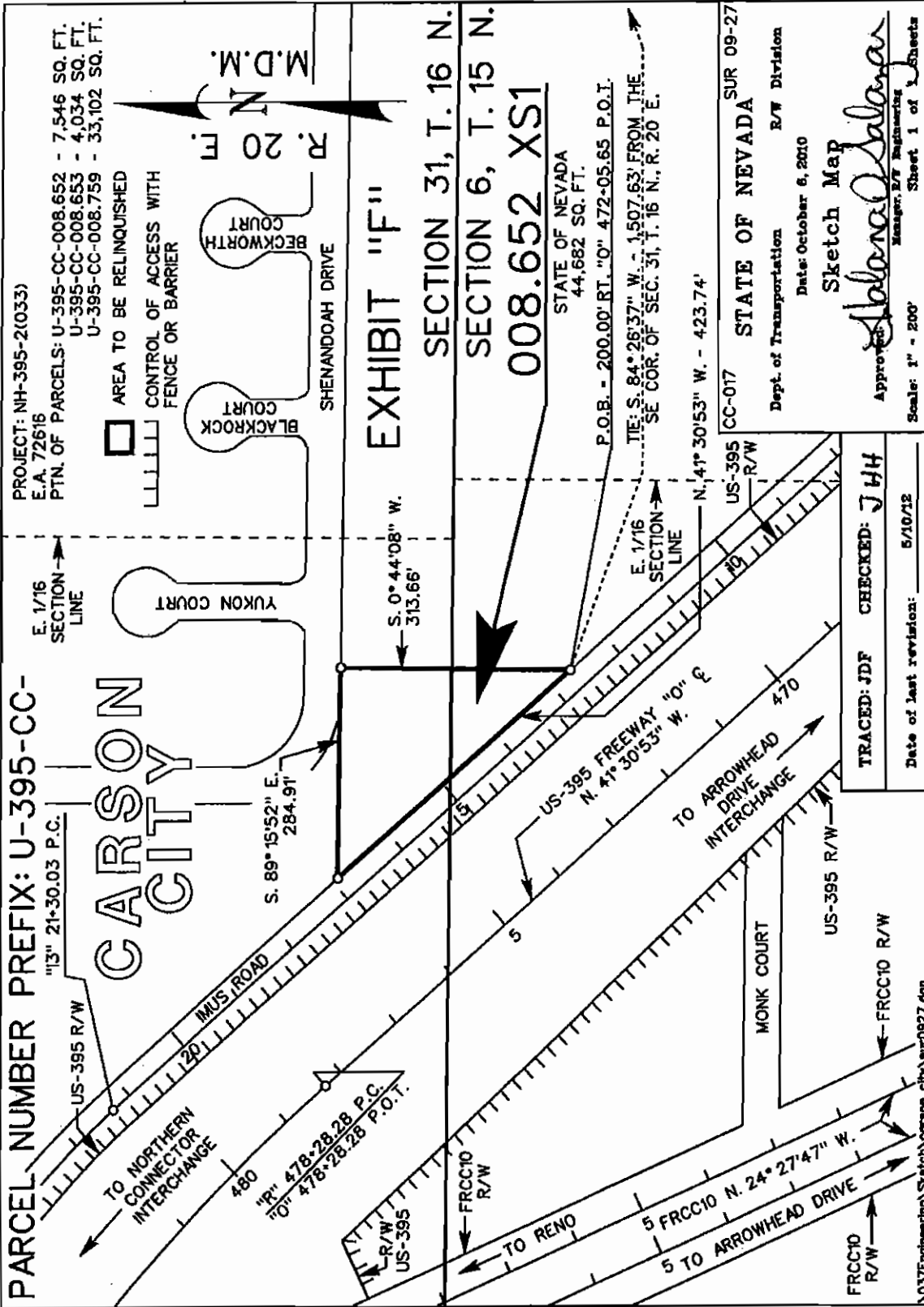
Manager, R/W Engineering

Sheet 1 of 1 Sheet

TRACED: JLF CHECKED: JHH

Date of last revision: 5/19/12

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PROJECT: NH-395-2(033)
 E.A. 72516
 PTN. OF PARCELS: U-395-CC-008.652 - 7,546 SQ. FT.
 U-395-CC-008.653 - 4,034 SQ. FT.
 U-395-CC-008.759 - 33,102 SQ. FT.

AREA TO BE RELINQUISHED
 CONTROL OF ACCESS WITH
 FENCE OR BARRIER

PARCEL NUMBER PREFIX: U-395-CC-
 "13" 21-30.03 P.C.

CARSON CITY

EXHIBIT "F"
 SECTION 31, T. 16 N.
 SECTION 6, T. 15 N.
 008.652 XS1

STATE OF NEVADA
 44,682 SQ. FT.

P.O.B. - 200.00' RT. "O" 472-05.65 P.O.I.
 TIE: S. 84° 26' 37" W. - 1,507.63' FROM THE
 SE COR. OF SEC. 31, T. 16 N., R. 20 E.

CC-017 SUR 09-27
 STATE OF NEVADA
 Dept. of Transportation R/W Division

Date: October 6, 2010
 Sketch Map

Approved: *Shelana Salazar*
 Manager, R/W Engineering
 Sheet 1 of 3 Sheets

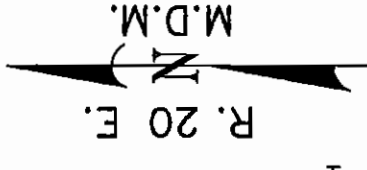
TRACED: JDF CHECKED: JHH
 Date of last revision: 5/10/12

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PARCEL NUMBER PREFIX: U-395-CC-

PROJECT: NH-395-2(033)
 E.A. 72616
 PTN. OF PARCELS: U-395-CC-008.760 - 2.01 AC.
 U-395-CC-008.761 - 14,297 SQ. FT.
 U-395-CC-008.899 - 18,239 SQ. FT.

008.760 XS1



STATE OF NEVADA
 2.76 AC.
 S. 0° 44' 08" W.
 470.42'

EXHIBIT "G"

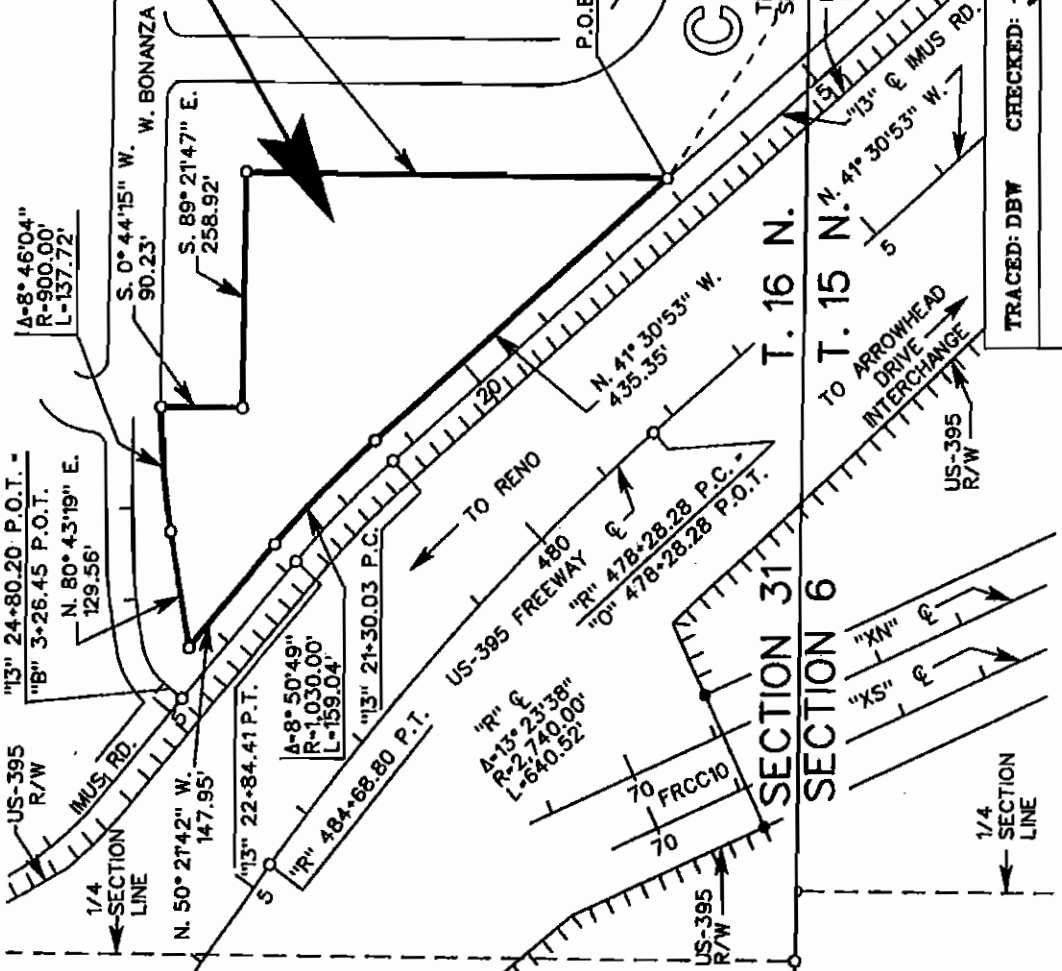
- AREA TO BE RELINQUISHED
- ⋮ CONTROL OF ACCESS WITH FENCE OR BARRIER
- ⋮ LOCATION WHICH ACCESS TO THE FREEWAY IS PERMITTED BY THE STATE

P.O.B. - 200.00' RT. "O" 476+32.68 P.O.T.

SHENANDOAH DR.

CARSON CITY

TIE: N. 84° 26' 08" W. - 1,792.02' FROM THE SE COR. OF SEC. 31, T. 16 N., R. 20 E., M.D.M.



CC-017 STATE OF NEVADA SUR 09-28

Dept. of Transportation R/W Division
 Date: October 6, 2010

Sketch Map

Approved: *Blana D. Blana*
 Manager, R/W Engineering

Scale: 1" = 200' Sheet 1 of 1 Sheets

TRACED: DBW CHECKED: JHH

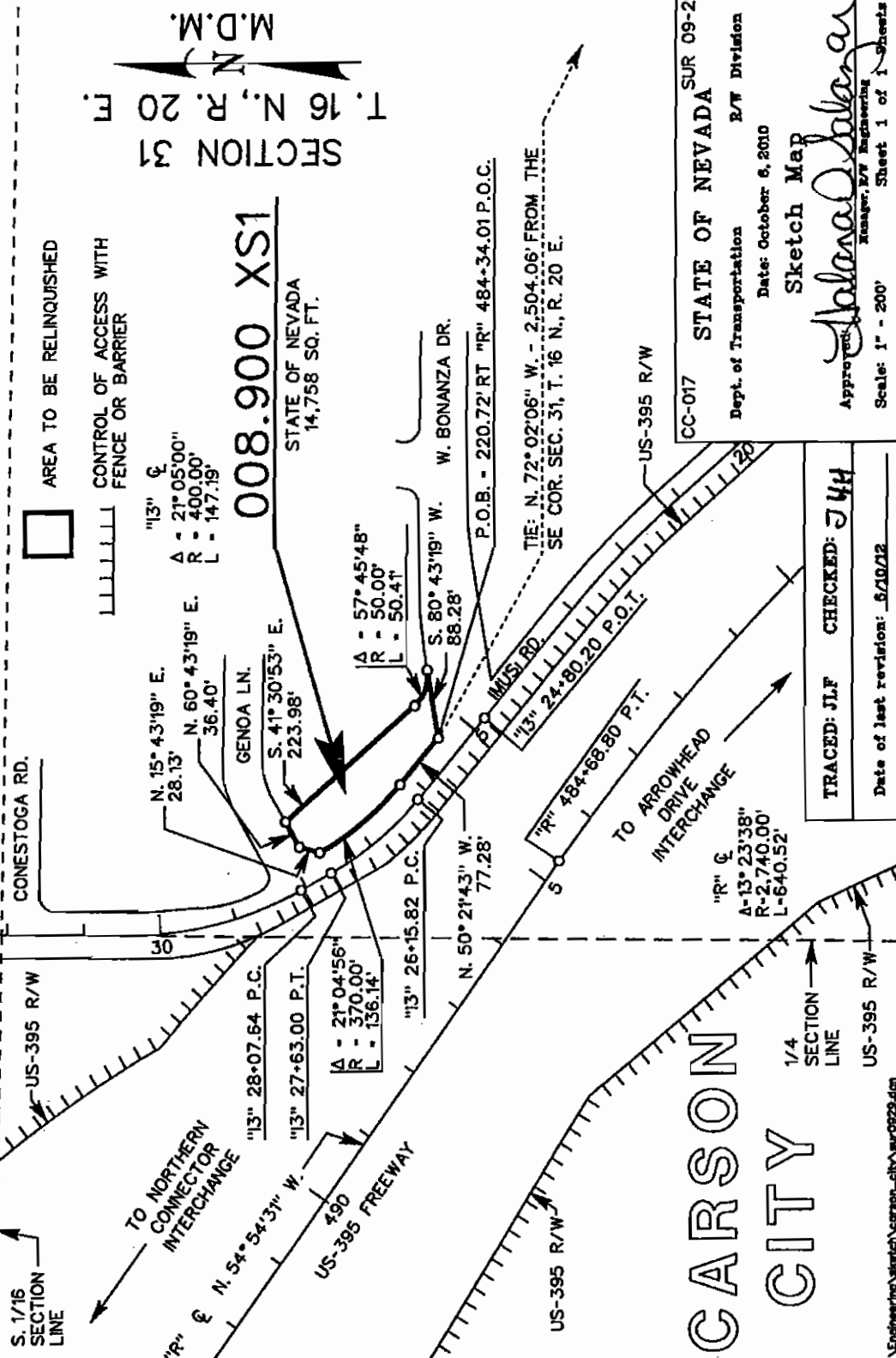
Date of last revision: 6/10/12

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PARCEL NUMBER PREFIX: U-395-CC-

PROJECT: NH-395-2(033)
E.A. 72616
PTN. OF PARCEL: U-395-CC-008.900

EXHIBIT "H"



SECTION 31
T. 16 N., R. 20 E.
M.D.M.

CC-017 STATE OF NEVADA SUR 09-29
 Dept. of Transportation R/W Division
 Date: October 6, 2010
 Sketch Map
 Approved: *[Signature]*
 Manager, R/W Engineering
 Scale: 1" = 200'
 Sheet 1 of 1-Sheets

TRACED: JLF CHECKED: JH
 Date of last revision: 6/10/02

CARSON CITY

U:\Engineering\sketch\carson_city\sur0929.dgn

PROPOSED CITY ACQUISITION FOR FUTURE
NEIGHBORHOOD PARK - 11.00 ACRES

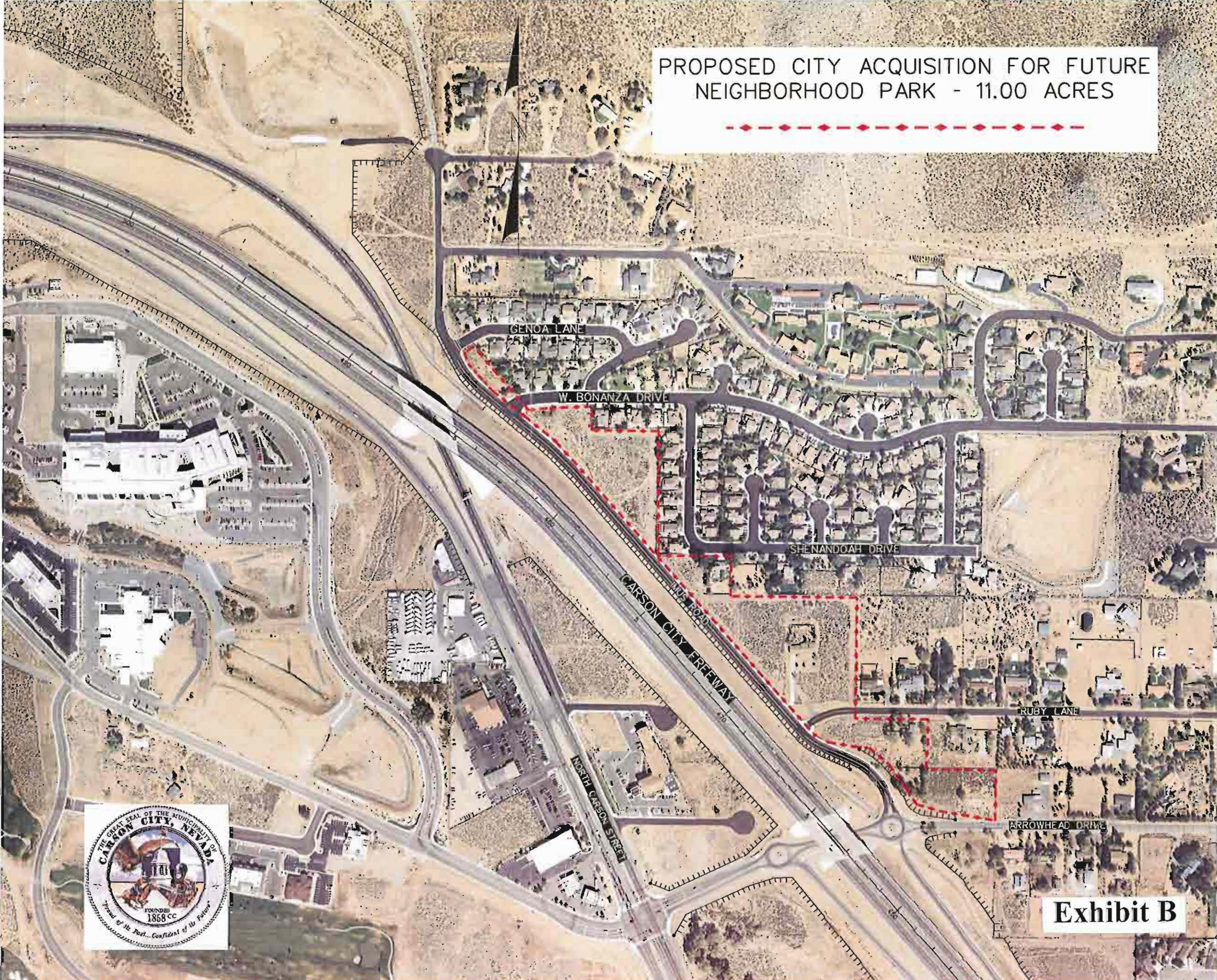
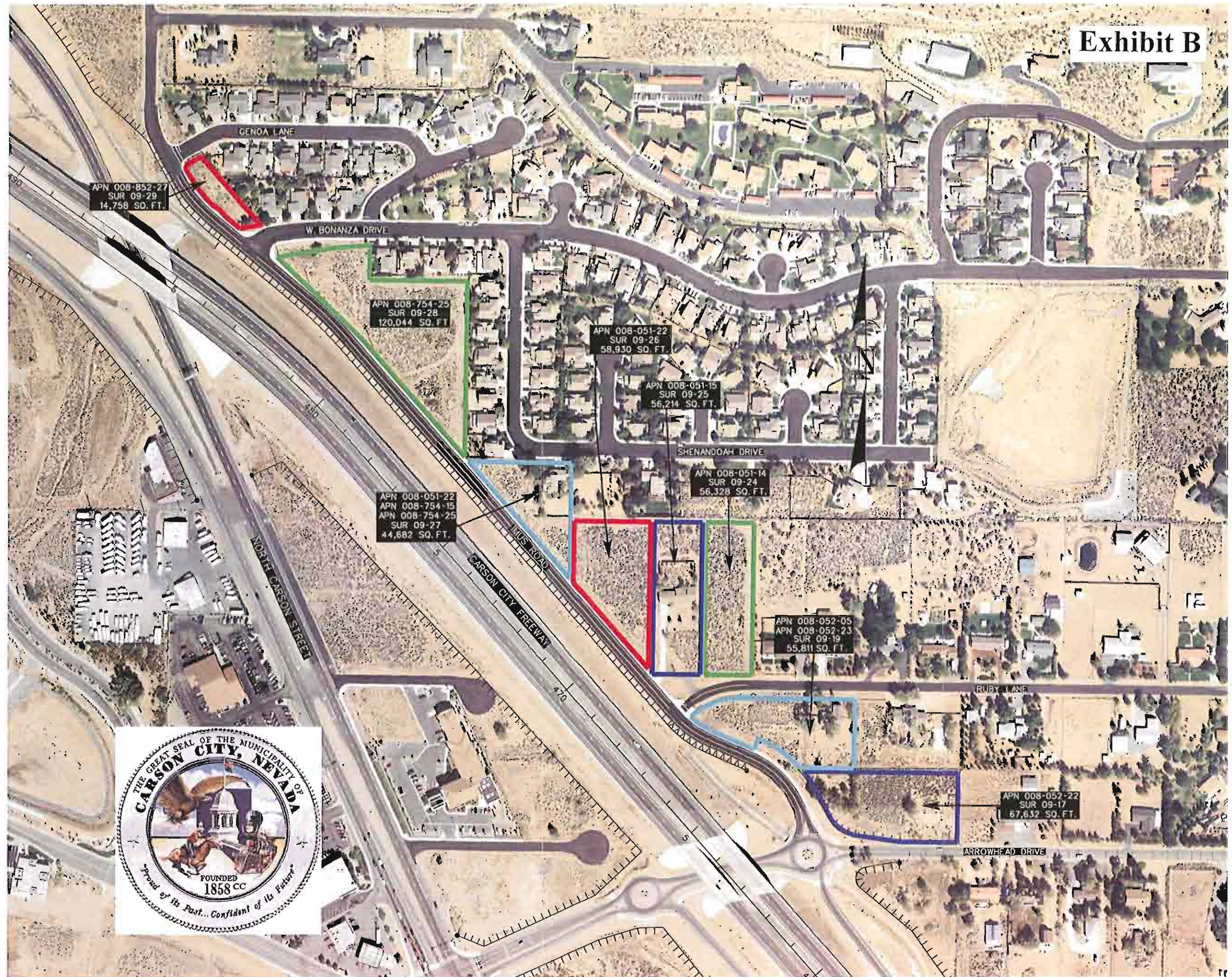
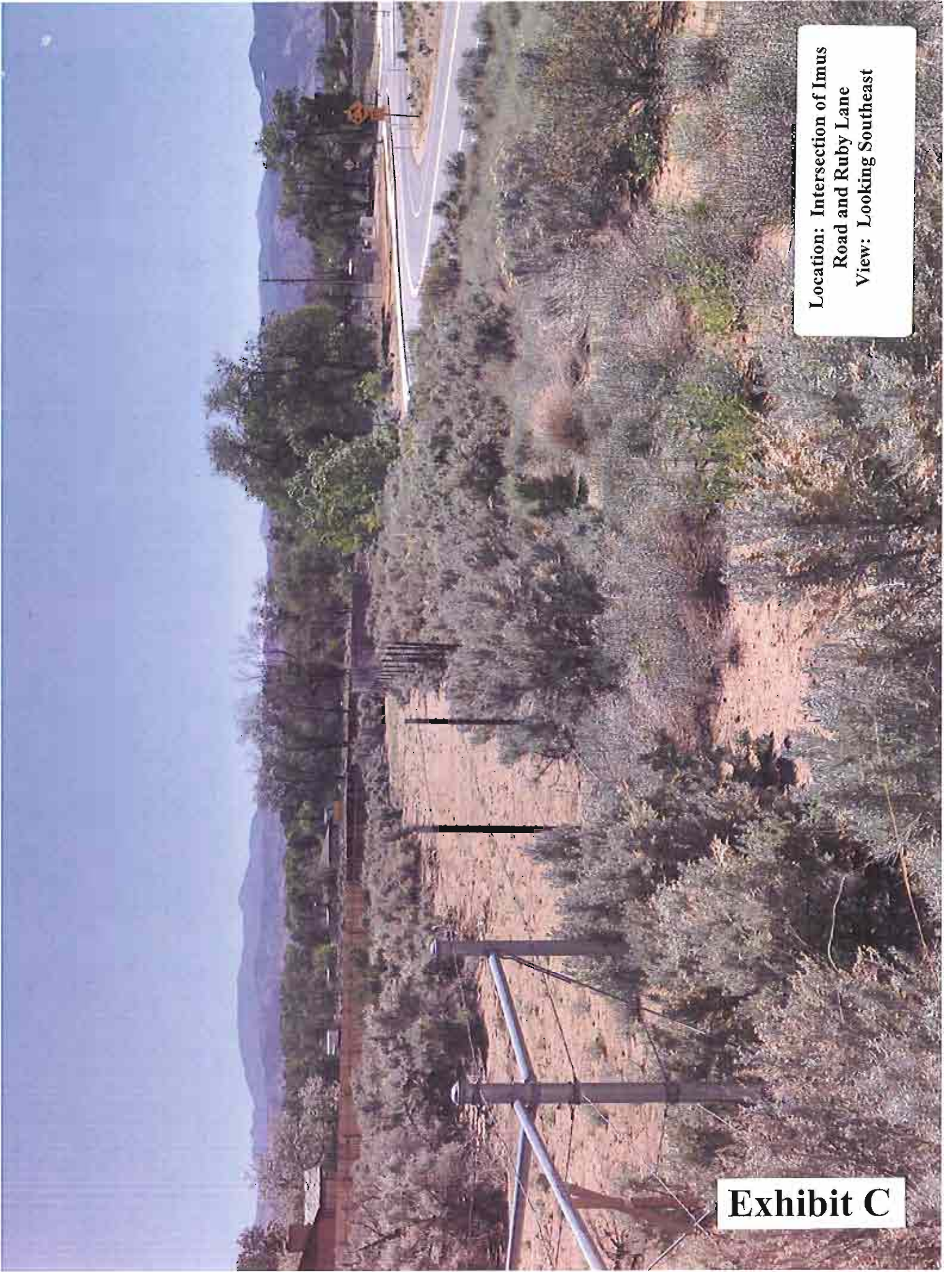


Exhibit B

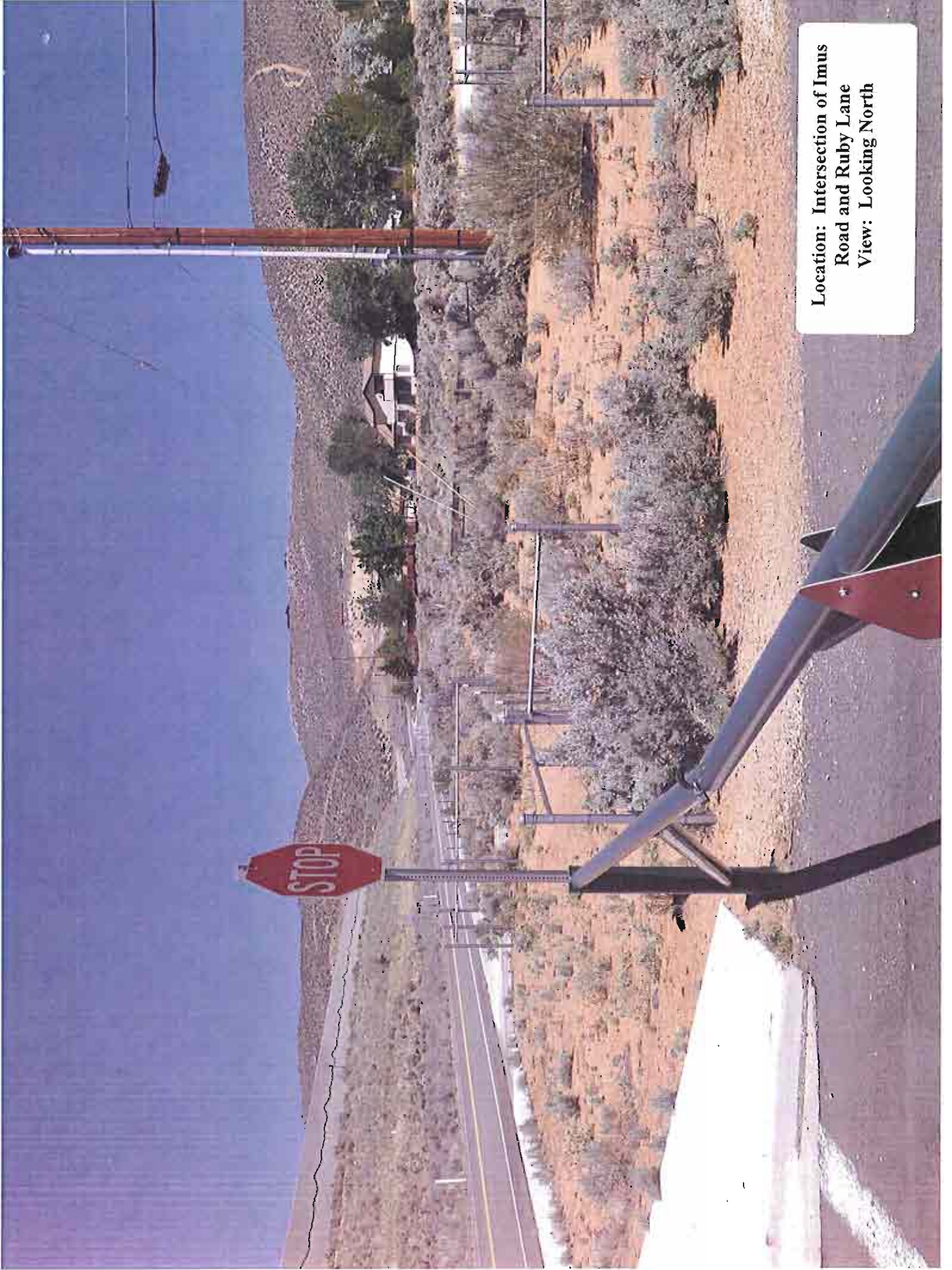
Exhibit B



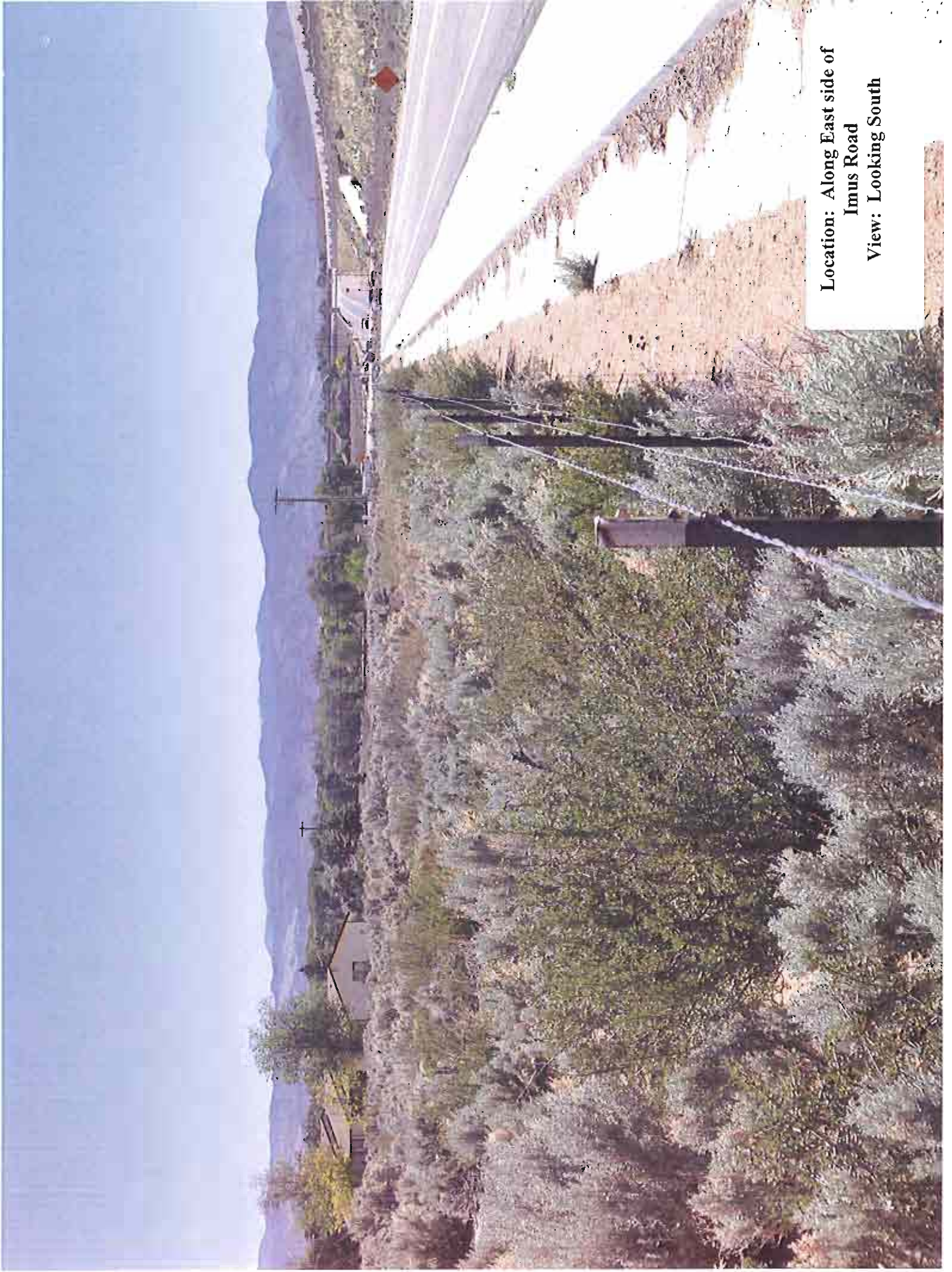


**Location: Intersection of Imus
Road and Ruby Lane
View: Looking Southeast**

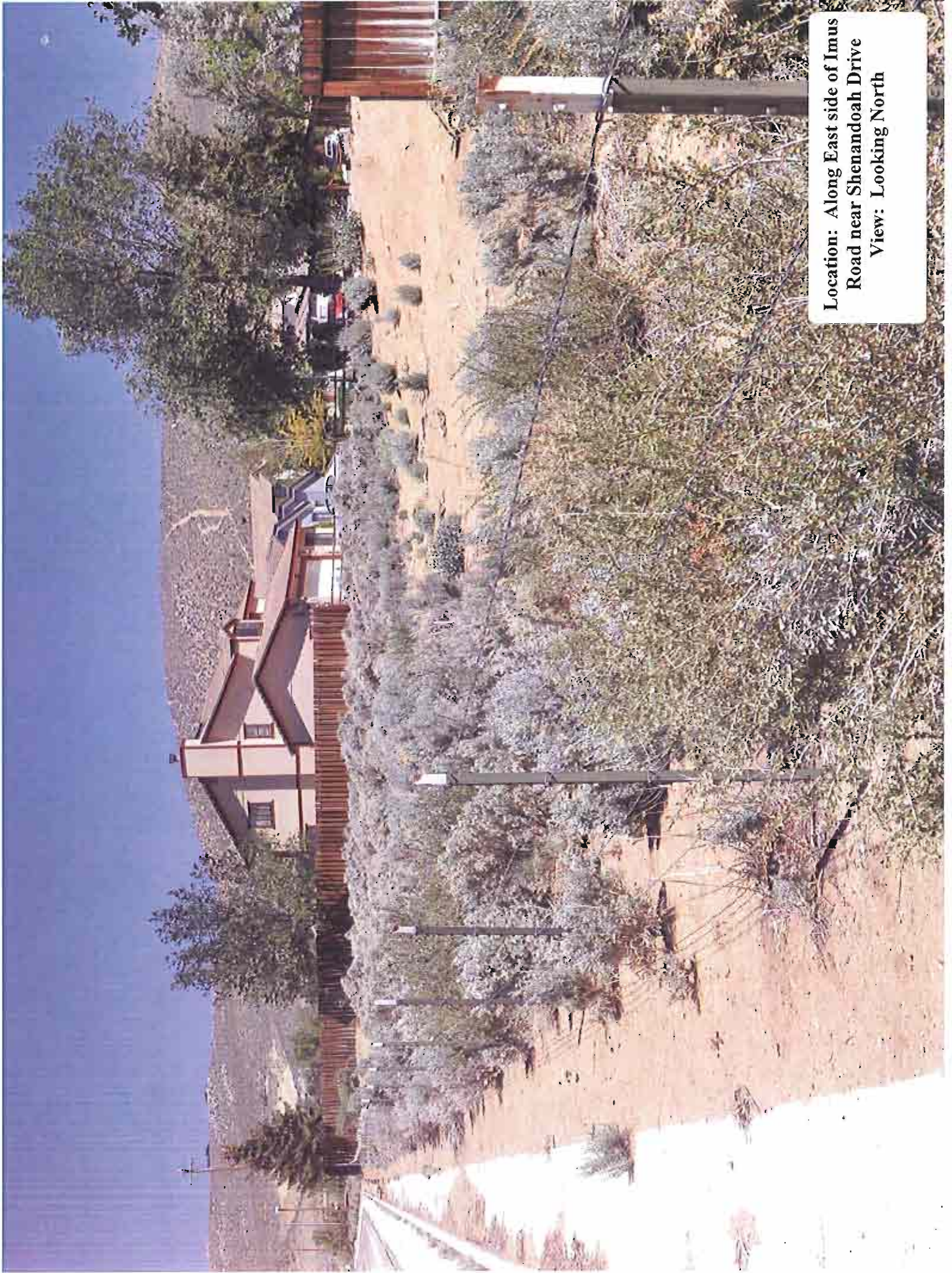
Exhibit C



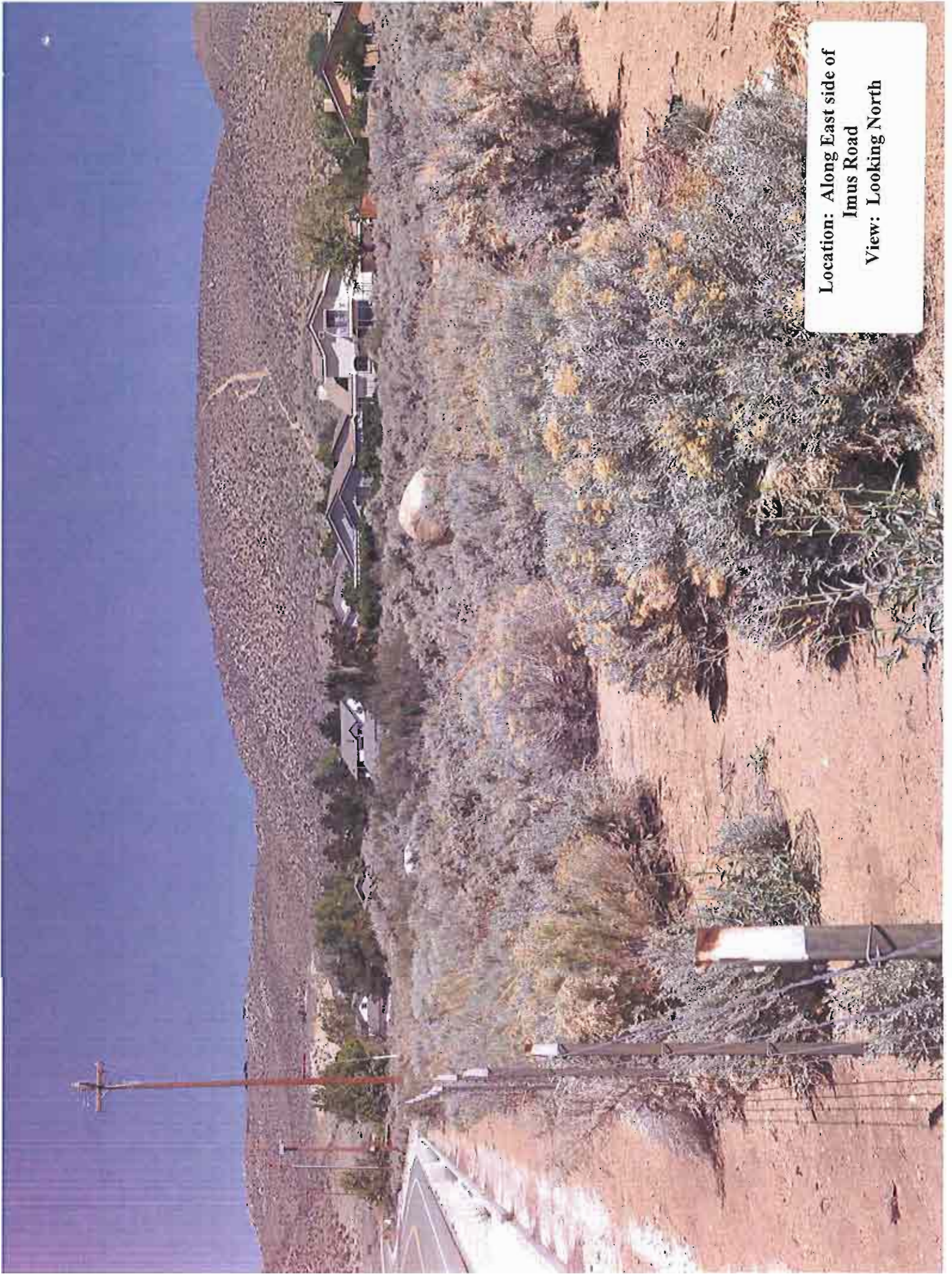
**Location: Intersection of Imus
Road and Ruby Lane
View: Looking North**



**Location: Along East side of
Imus Road
View: Looking South**



**Location: Along East side of Imus
Road near Shenandoah Drive
View: Looking North**



**Location: Along East side of
Imus Road
View: Looking North**

**PARK AND RECREATION COMMISSION
STAFF REPORT**

Exhibit D

MEETING DATE: May 1, 2012

AGENDA ITEM NUMBER: 3C

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: **For possible action:** to recommend to the Board of Supervisors acquisition of surplus properties from the Nevada Department of Transportation (NDOT) for a future neighborhood park along Imus Road in north Carson City.

GENERAL DISCUSSION:

On February 29, 2012, Parks and Recreation Department staff met with NDOT's Right-of-Way Division staff to discuss delaying the disposal of Carson City Freeway surplus property and requested these surplus properties (12.21 acres) be relinquished to the City for the purpose of creating park and recreation facilities for a neighborhood located on the north end of Carson City. This transfer of property from the State of Nevada to Carson City is permitted under NRS 408.527 and it would be transferred to the City at no cost. Also, as required by federal code and NRS statutes, this property would come to the City with a reversionary clause.

Parks and Recreation Department staff saw this surplus property as an opportunity to address the lack of parks and recreation facilities in north Carson City, as identified in the City's Parks and Recreation Master Plan. As the Commission knows, the Parks and Recreation Master Plan was adopted by the Board of Supervisors in 2006. It divided the City into 30 distinct neighborhoods in order to determine the distribution of parks and recreational facilities throughout the Community. The neighborhood where these properties are located (Neighborhood 19) was found to be particularly underserved. In fact, this neighborhood has no parks. Also, a public opinion survey was conducted as part of the Master Plan process with the purpose of gauging the parks and recreation preferences and desires of each neighborhood. This survey, which is statistically valid, found 66% of the respondents answered that a neighborhood park in their neighborhood was Important to Very Important. In addition, 63% of these respondents considered natural parks as Important to Very Important, and 66% felt off-street walking and bike paths were Important to Very important.

At this time, the City has no funds to build any park or recreation facilities on these properties. However, staff believes this is a very unique opportunity to plan for the future needs of the City's park system. When funds become available it is our department's intent to develop this neighborhood park by blending elements of both traditional neighborhood parks with elements of natural parks. This would result in a park that contains both traditional amenities as well as the preservation of the area's natural setting and vegetation, very similar to Ronald D. Wilson Memorial Park. Our department believes these properties have many outstanding attributes that will help meet the passive recreation needs of this neighborhood.

Before the City can fully commit to acquiring these properties, our department will need to conduct a public process. Parks and Recreation Department staff began that process on Monday, April 16, 2012, with a public informational meeting in the Community Center's Bonanza Room. This meeting was well attended and our department received many comments.

In reviewing the comments, there were a number of consistent concerns related to the City's acquisition of NDOT's surplus property. Staff has identified a number of these issues and has tried to address them for the Commission ahead of the Parks and Recreation Commission meeting. They are as follows:

- 1) **Crime and Traffic on Imus:** The Sheriff's Department believes that parks provide more good benefits for a community than any negative activities. Sheriff Kenny Furlong will be in attendance at the Parks and Recreation Commission meeting to answer any questions the public and/or the Commission may have on these issues. In addition, all our park facilities operate from dawn to dusk and our department has a successful park ranger program to assist the Sheriff's Department with security issues.
- 2) **Parks Decrease Property Values:** There are many national studies that demonstrate property adjacent to parks, trails, and open space have increased property values.
- 3) **Property Maintenance Responsibility:** The City would be responsible for defensible space along the park's property line with adjacent residential properties, noxious weed control, trash and debris removal, and demolition of any unwanted structures on the property.
- 4) **Future Planning and Development:** When the City has funds to develop a significant part of the property, our department would develop a master plan for the 12.21 acres. This plan would be developed with input from the neighborhood and City residents. Currently, our department would propose to design the park ranging in development intensity from Fulstone Wetlands to Ronald D. Wilson Memorial Park.

If time permits, staff is asking each Commissioner to visit NDOT's surplus property along Imus Road and stop by both Fulstone Wetlands and Ronald D. Wilson Memorial Park. Staff believes a visit to all three locations would be very beneficial to the discussion on this agenda item.

RECOMMENDED ACTION: I move to recommend to the Board of Supervisors acquisition of surplus properties from the Nevada Department of Transportation (NDOT) for a future neighborhood park along Imus Road in north Carson City

CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the May 1, 2012 Meeting
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and Mr. Guzman, in turn, thanked Lee Plemel, Carson City Planning Director, for all his efforts as well. Chairperson Lehmann entertained citizen comments; however, none were forthcoming.

B. PRESENTATION AND DISCUSSION ONLY REGARDING PETE LIVERMORE RECEIVING THE JEAN TURNBAUGH MEMORIAL CITIZEN AWARD FOR OUTSTANDING CITIZEN INVOLVEMENT IN PARKS AND RECREATION FROM THE NEVADA PARKS AND RECREATION SOCIETY. (5:52:08) – Chairperson Lehmann introduced the item. Mr. Moellendorf read a Staff Report, incorporated into the record, giving background on the Jean Turnbaugh Memorial Citizen Award for Outstanding Citizen Involvement in Park and Recreation by the Nevada Parks and Recreation Society. He called it the “highest award given to citizens who have made special achievements through a specific program, project, event, or contribution of exceptional merit, which has extensively and directly benefited the public at large”. Mr. Moellendorf noted that the Parks and Recreation Department had nominated District 40 Assemblyman Pete Livermore for the award, which he received for his many contributions. He also cited many of Mr. Livermore’s contributions, including the founding of the Bobby Sox program, his leadership of the Carson City’s Youth Sports Association, his membership on the Carson City Parks and Recreation Commission for 15 years, his service on the City’s Board of Supervisors, and his leadership of the Quality of Life initiative. Mr. Moellendorf thanked Mr. Livermore for his service and presented him with a plaque. Mr. Livermore thanked Mr. Moellendorf for the nomination and noted the accomplishments of the Commission. He explained that his contributions were “in the love of recreation” and that they were not intended for receiving an award. Chairperson Lehmann thanked Mr. Livermore for his service, especially on this Commission, noting the passion he displayed for this community. Commissioner Lasco, Commissioner Curtis, Commissioner Walt, and Commissioner Westergard, congratulated Mr. Livermore and thanked him for his many years of service.



C. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS ACQUISITION OF SURPLUS PROPERTIES FROM THE NEVADA DEPARTMENT OF TRANSPORTATION FOR A FUTURE NEIGHBORHOOD PARK ALONG IMUS ROAD IN NORTH CARSON CITY. (6:01:21) – Chairperson Lehmann introduced the item. Mr. Krahn introduced a Staff Report and a PowerPoint presentation, both of which are incorporated into the record. He indicated that the planned acquisition of around 12 acres of land north of Carson City was a unique and rare opportunity to address the lack of parks and recreation facilities in north Carson City. Mr. Krahn gave background on the properties acquired as part of the freeway construction, noting that the property was no longer needed by the Nevada Department of Transportation (NDOT) for that purpose. In addition to the PowerPoint images of the area, Mr. Krahn explained that the area, also known as Neighborhood 19 per the City’s Park and Recreation Master Plan, was underserved. He referred to a public opinion survey associated with the Master Plan which found that 66 percent of the respondents agreed that a neighborhood park was either “important” or “very important”. Mr. Krahn added that this property would be acquired at no cost to the City, but could not be sold, and if not used would be returned to the State. However, he reminded the Commission that the City did not have funds for building the park as of yet, but stressed that the immediate decision was whether to accept the land for a park. Mr. Krahn also updated the Commission on the public meeting held for this purpose on April 16, 2012, in the Community Center’s Bonanza Room, noting that they had a good turnout and many comments, all of which are incorporated into the record. He conveyed concerns about parks attracting crime and traffic, and invited Sheriff Kenny Furlong to address the issues. The Sheriff noted that parks are good for a community, adding that they have discouraged alcohol and gang activities, especially during community-wide events. He also showed the “crime-mapping” feature available on the City’s website, adding that any community member would be able to find out “what’s going on” by typing an address. He also stated that there had been no calls for service in that area in the last week, and that crime in that area is not as heavy, due to the presence of open space. In response to Commissioner Curtis’ question, Sheriff Furlong indicated that a park would attract area kids out of their homes and into the park, causing some small vandalism and graffiti, but, he noted that they would also bring families out of their homes and into the parks. He also explained to Mr. Krahn that they had received traffic complaints about Imus Road during the construction period, and he had personally noted that the speeders were seen on both the uphill and the downhill portions of the road. Vice Chairperson Brod suggested placing a digital speed sign to deter speeders. In response to a question by Commissioner Lasco, Mr. Krahn noted that the intent was to keep Ruby Lane closed, and possibly have a parking lot where the road is at a dead-end. Mr. Moellendorf disclosed that he lived in the area; therefore, Mr. Krahn would be spearheading the discussion. Mr. Krahn concluded by mentioning that the proposed park would

CARSON CITY PARKS AND RECREATION COMMISSION

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close at dusk, and, therefore would not have any lights. In response to Commissioner Walt's question, he noted that there was one park ranger, who would add this park to his route, adding that part of the property is zoned as single-family 6,000 and the other part is zoned as single-family one acre, and that a special use permit is not required for a park. Commissioner Walt was also concerned about the maintenance of the park, and wished it to be "maintained to the standards of Carson City". In response to a question by Commissioner Brod, Mr. Krahn explained that the acquired property would be used for public use, because the State would revoke it, if used for other purposes. Chairperson Lehmann inquired about the difference between the role of the park ranger and a member of the sheriff's department, and was told that the latter enforced the laws while the former had the ability to write minor misdemeanor citations. Sheriff Furlong clarified that the park ranger and the Sheriff's Department used the same radio frequencies and worked well together.

(6:41:45) – Chairperson Lehmann entertained public comments. Dan Leck, a resident of the Shenandoah Heights Subdivision, inquired about calls from residents whose homes back into the park and about graffiti cleanup. Sheriff Furlong explained that most complaint sources were not necessarily the residents that surrounded the parks, adding that graffiti damages are cleaned up by the Alternative Sentencing Department, by the Department of Public Works, and by inmate crews, noting that their focus was to "get it down fast". Mr. Krahn concluded his presentation by explaining that property values around "nice parks" increased. He also outlined the approval process as having public meetings, getting approved by the Parks and Recreation Commission, and receiving a final approval from the Board of Supervisors. Mr. Krahn gave the example of Ronald D. Wilson Park as a park with sports facilities, a playground, and with a native component as well. Commissioner Curtis reiterated that this would be a public park which would fulfill the needs of the citizens. Commissioner Westergard inquired about designating the park as open space. Mr. Guzman gave the example of Fulstone Park as a hybrid park. Mr. Moellendorf clarified that the Fulstone Wetlands area was designated as Open Space property. Commissioner Westergard also received confirmation that the acquired property would remain off the tax rolls, with a fiscal impact of approximately \$14,000 per year. In response to Vice Chairperson Brod's question, Mr. Krahn stated that the Fulstone Wetlands would be considered a green belt area. Chairperson Lehmann noted that his house backed into a park, and that he had not encountered any issues because of that. He then entertained additional Citizen Comments.

(6:58:59) – Dan Webster, a Ruby Lane resident, explained that he had attended the public meeting; stating that a petition had been circulated as a result, requiring a better definition of "a reasonable public use" for the acquired lands, preferring the definition to read "a neighborhood park and/or open space", in order to restrict the selling or rezoning of the area. He also wanted to have the neighborhood opinion outweigh any other public opinion. Mr. Webster presented a petition, incorporated into the record, signed by neighborhood residents. Commissioner Walt received confirmation that trails, including equestrian ones, would be acceptable to the residents. Mr. Webster also stressed that the current gate which was installed by the City, was a "must have", according to the petitioners, which was to avoid high speed traffic, adding that Neighborhood 18 already had a park, a quarter of a mile away from their neighborhood. Additionally, Mr. Webster requested a fire break between the homes and the sagebrush, and wished to have the current homes on the property "boarded-up" and removed within 60 days, and the wells capped-off. He also requested the vehicle traffic to use the Imus Road side. In response to Commissioner Walt's question, Mr. Webster clarified that they preferred that the City take over the land, and the petitioners' requests be specified in the deed. In response to Commissioner Lasco's question, Mr. Webster noted that "reasonable public use" was not a clear definition and was concerned that legal definition in courts would not be clear. Mr. Krahn iterated that the land was requested for use as a park; however, he was concerned that wells would be prohibited per the petitioners' request. Commissioner Lasco read the petition for the record and stated that today's discussion was to acquire the property or not, and the prerequisites requested by the residents were "preliminary". Mr. Webster noted that the current property owner, NDOT, patrolled the area several times per day, and wanted to know whether the City would do the same. Mr. Krahn explained that in discussions with the Nevada Department of Right of Way, he was informed that should the Board request to narrow the definition from "public use" to "City Park and/or Open Space", they would be open to discussions.

(7:15:09) – Bob Nellis, a resident of Shenandoah heights, introduced himself and expressed concern about the homes on the property, indicating that a \$200,000 home belonging to NDOT occupied the property, which could be sold, and the

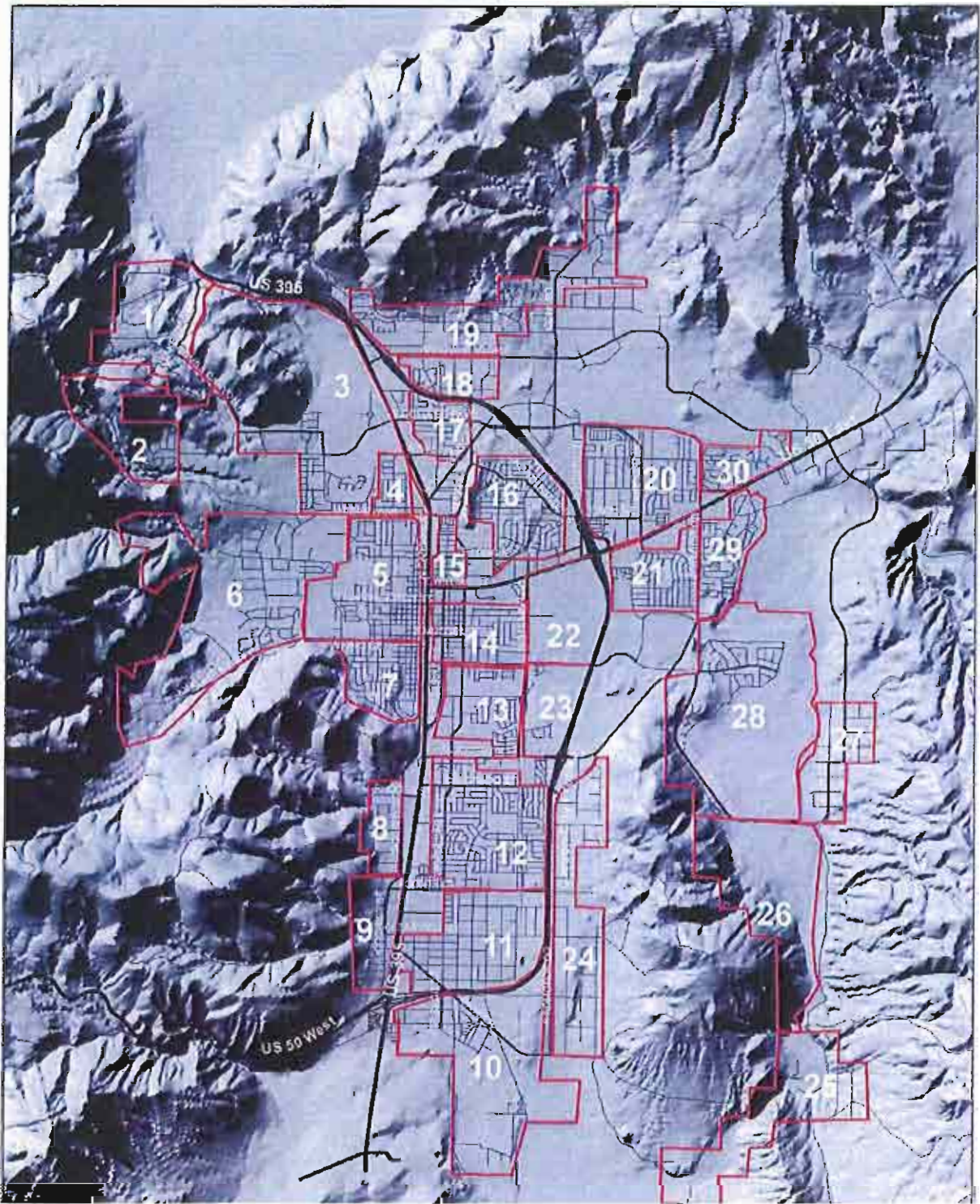
CARSON CITY PARKS AND RECREATION COMMISSION
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proceeds could be used for the development of the park. Mr. Krahn reiterated that the acquired property would be for public use, which meant the homes would not be sold. Mr. Nellis suggested finding a way to work with NDOT to sell the property and split the proceeds prior to the acquisition. Discussion ensued regarding the continuity of the park. Mr. Krahn advised asking NDOT. Commissioner Adams suggested exploring the relocation of the home in question. Commissioner Westergard suggested voting first on whether to accept the land. Dennis Anderson, a Ruby Lane resident, introduced himself and noted that the house had been infested with mold, due to a water main break, adding that three of the homes on the property are “unoccupiable”. Mr. Leck expressed disagreement with Commissioners Westergard and Lasco, calling their decision “hasty”, and suggested receiving an opinion from the City’s Building Department and suggested a report on the condition of the homes. He also noted that he had not seen any issues with speeding since the building of the freeway. Discussion ensued regarding the intended motion – public use, versus neighborhood park and/or open space. Commissioner Lasco cautioned against renovating the homes. Jim Hanna, a resident of Ruby Lane, explained that the properties were run down and “worthless”. Dennis Foley, a property owner on Ruby Lane, suggested that the State return the developed properties to the public, believing that they would be improved quicker. In response to a question regarding timeframe, Mr. Moellendorf explained that the property could be developed in phases, adding that the most restrictive aspect of the acquisition would be maintenance, and hoped that the area would become low-maintenance. Consideration of a bond was also suggested. Chairperson Lehmann entertained other public comments, and when none were forthcoming, a motion.

(8:00:56) – Commissioner Lasco moved to recommend to the Board of Supervisors acquisition of surplus properties from the Nevada Department of Transportation (NDOT) for a future neighborhood park along Imus Road in North Carson City, with the additional stipulation that the land transfer deed contain wording mandating that the properties be used for a public park. Mr. Krahn commented that NDOT was eager to have the City make a decision “sooner rather than later so that they can get on with their own lives”. The motion was seconded by Commissioner Curtis. Motion carried 8-1-0. Commissioner Westergard reminded members of the public that they would have an opportunity to voice their opinions at the Board of Supervisors meeting as well.

(8:03:39) – Chairperson Lehmann declared a 10-minute recess.



Neighborhood Boundaries.

18

PARK:	Future Ronald D. Wilson Memorial Park
TYPE:	Traditional
SIZE:	5 acres
NOTES:	80% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	The majority of this relatively small neighborhood will be within ¼ mile of the proposed Ronald D. Wilson Memorial Park. In addition, public land directly to the east (BLM) is proposed as a Community park, that would likely also provide Neighborhood park amenities.
SURVEY:	Q19: Very strong expressed need for a Neighborhood park (71%). Q17: 38% support for general increase in Neighborhood parks in the city, 57% for increase in Natural parks.
IMPLEMENTATION STRATEGIES:	Continue to develop Ronald D. Wilson Memorial Park, incorporate natural park features.

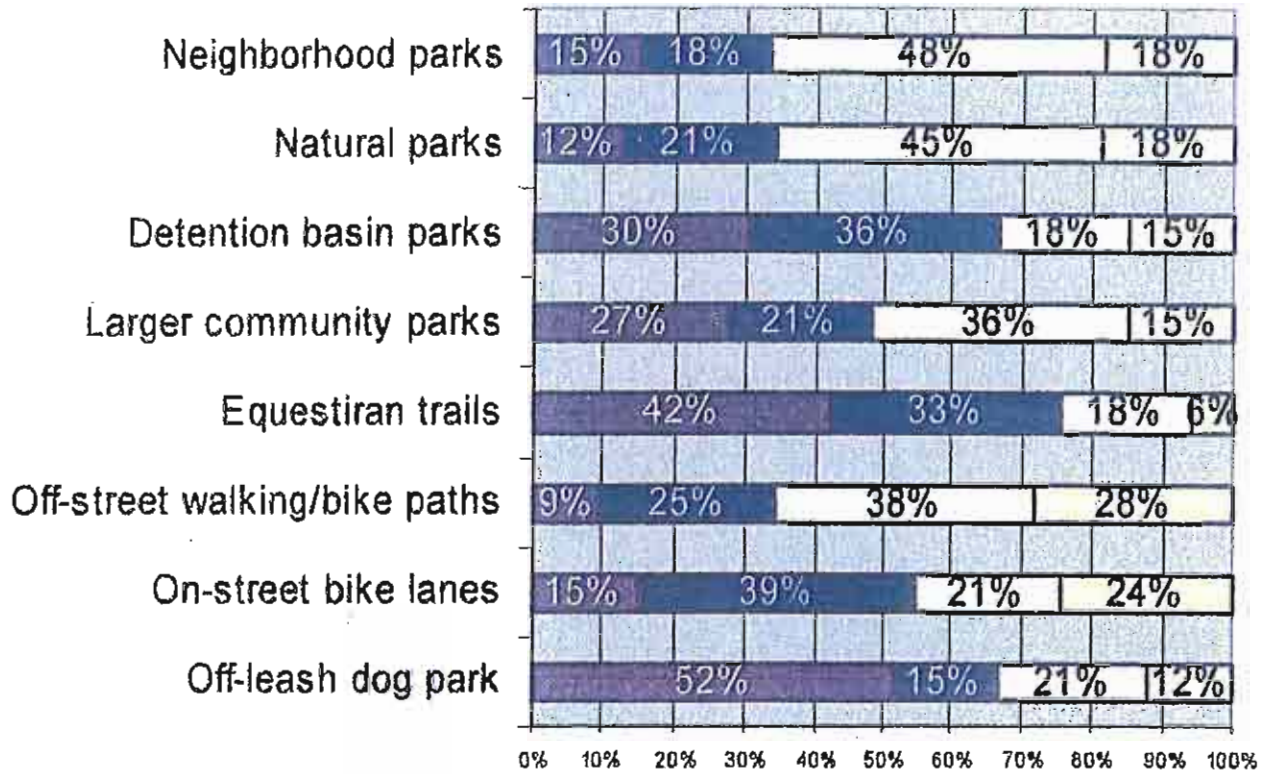
19

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	This neighborhood is a good model of mixed density—ranging from small- to large-lot subdivisions. This area has ready access to extensive BLM land and trails to the north. A Community park is proposed on the BLM land to the SE of this neighborhood (north and south of Arrowhead Drive).
SURVEY:	Q19: Strong need expressed (61%) for Neighborhood park. Q17: 66% support for general increase in Neighborhood parks, 63% support for Natural parks increase.
IMPLEMENTATION STRATEGIES:	Develop the Arrowhead Drive parcels (BLM/Airport) as a Community park, with Neighborhood park amenities in the NW quadrant. Preserve large natural areas and reserve potential for sports fields to the south (see Community Park section). In the northwest quadrant of the neighborhood, incorporate Shenandoah detention basin as a Neighborhood park.

Neighborhood 19



Not at all Important
 Not Important
 Important
 Very Important



May 26, 2012

To: Board of Supervisors

The Kiwanis Club of Sierra Nevada, a chartered organization through Kiwanis International and under the Cal-Nev-Ha District is very interested in adopting the "Imus" property in conjunction with the Kiwanis Club of Carson City as a future "Kiwanis Park".

As organizations committed to community service, we have already stepped up to partner with CCRD in adopting Blackwell Ponds Park and maintaining the trash, dog leftovers and overall appearance of the park.

Based on our understanding that Carson City would obtain this property, we would like to assist in any development and future maintenance of this property.

Respectfully yours,

John Ryals

President

Kiwanis Club of Sierra Nevada

Exhibit G

Park along Imus Road Carson City, Nevada

I am opposed to Carson City acquiring 12.21 Acres from NDOT that NDOT acquired for the US395 Freeway bypass on Imus Road and Ruby Lane until Carson City has a definitive plan for the use of that land, that has been developed with neighborhood input. Any use that Carson City plans for the land must be limited on the deed to a neighborhood park and/or open space as defined in NRS 376A.

Name	Address	Phone Number	Signature/Date
Deanne Foley	64 Ruby Lane	775-720-0652	<i>Deanne Foley</i> 4-22-12
ROBERT HUNT	64 RUBY LANE	291-6663	<i>Robert Hunt</i> 4-22-12
Jim Hanne	69 Ruby	225-1418	<i>Jim Hanne</i> 4/22
Alice Evans	58 Ruby Ln	883-0731	<i>Alice Evans</i> 4/22
ROLINE FOLEY	70 Ruby Ln	884-2704	<i>Roline Foley</i> 4-22-12
PAULINE PITMAN	70 Ruby Ln.	883-4496	<i>Pauline Pitman</i> 4/22
DENNIS FOLEY	70 Ruby Lane	884-2704	<i>Dennis Foley</i> 4-22-12
STEVE FOLEY	74 RUBY LN.	883-0279	<i>Steve Foley</i> 4/22/12
DEBORAH DILLINGER	58 RUBY LN.	884-9122	<i>Deborah Dillinger</i> 4/22/12
John King	99 Ruby Lane	882-5320	<i>John King</i> 4-27-12
ALICE KING	99 RUBY LANE	882-5320	<i>Alice King</i> 4-27-12
LEWIS DODGION	94 Ruby Lane	883-1288	<i>Lt Dodgion</i> 4-27-12
Barbara Dodgion	94 Ruby Lane	883-1288	<i>Barbara Dodgion</i> 4/27/12
Larry Hamann	86 Ruby Lane	882-5280	<i>Larry Hamann</i> 4-27-12
GRACE L HAMANN	86 RUBY LN	882-5280	<i>Grace L Hamann</i> 4/27/12
Joe Flores	80 Ruby LN	841-5737	<i>Joe Flores</i> 4/28/12
Goldie Flores	80 Ruby LN	841-5737	<i>Goldie Flores</i> 4-28-12
Chelsy Simerson	79 Ruby Ln	883-2709	<i>Chelsy Simerson</i>
Dru Simerson	79 Ruby Ln	901-1599	<i>Dru Simerson</i>
Dan Culbert	97 Ruby Ln	882-6756	<i>Dan Culbert</i>
Barbara Culbert	97 Ruby Ln.	882-6756	<i>Barbara Culbert</i> 4/29/12

Carson City Parks and Recreation Department - Public Informational Meeting

Subject: Carson City's acquisition of NDOT's surplus property
along Imus Road for a future City neighborhood park

April 16, 2012
5:30 - 7:30 P.M.

Carson City Community Center

RECEIVED
APR 16 2012
CARSON CITY PARKS DEPT.

COMMENT FORM

Name: Jan Culbert
Address: 97 Ruby Lane - CC NV 89706
Phone: 882 6756
Email: dbculbert@prodigy.net
Organization/Affiliation: _____

Comment: Important that Ruby Lane remains
closed and is not designated an area for
parking.

I can't say I'm a big fan of a park, but
would be for it if the only other alternative
is for private development.

There was a suggestion that the area
be a green belt, with additional trees
planted. This would be acceptable to us.

Thank You
Jan + Barbara Culbert

Please submit your comments to the Carson City Parks and Recreation Department by
Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department,
Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701.
Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

Carson City Parks and Recreation Department - Public Informational Meeting

Subject: Carson City's acquisition of NDOT's surplus property along Imus Road for a future City neighborhood park

April 16, 2012

5:30 - 7:30 P.M.

Carson City Community Center

RECEIVED

APR 23 2012

COMMENT FORM

CARSON CITY PARKS DEPT.

Name: DEBORAH DILLINGER

Address: 58 RUBY LN C.C.

Phone: 775-884-9122

Email: _____

Organization/Affiliation: _____

Comment: I THINK THE PROPOSED NEIGHBORHOOD PARK IS A GREAT IDEA BUT I AM CONCERNED ABOUT TWO POTENTIAL ISSUES. FIRST: IT SHOULD BE PROPERLY FENCED FOR SECURITY AND NEIGHBORHOOD PRIVACY. SECOND: ONCE THIS PROPERTY BECOMES CITY PROPERTY FOR USE AS A PARK, IT SHOULD STAY CITY PROPERTY FOR USE AS A PARK.

Please submit your comments to the Carson City Parks and Recreation Department by Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department, Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701. Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

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Carson City Community Center

RECEIVED

APR 23 2012

COMMENT FORM

CARSON CITY PARKS DEPT.

Name: Richard & Alice Evans

Address: 58 Ruby Lane Carson City, NV

Phone: 775-883-0731

Email: _____

Organization/Affiliation: _____

Comment: The propose park is a good thing for the neighborhood
and we need the clearing of the vacant house as they are
eyesores and are a potential danger. It would be great to
see trees all along Ruby Lane and would a start of a green belt

Please submit your comments to the Carson City Parks and Recreation Department by
Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department,
Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701.
Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

ATTN: VERN

FAX 887-2145

Carson City Parks and Recreation Department - Public Informational Meeting

Subject: Carson City's acquisition of NDOT's surplus property along Imus Road for a future City neighborhood park

April 16, 2012

5:30 - 7:30 P.M.

Carson City Community Center

RECEIVED
APR 23 2012
CARSON CITY PARKS DEPT.

COMMENT FORM

Name: DENNIS FOLEY

Address: 70 Ruby Lane

Phone: 775-884-2704

Email: DFOLEY1@CHARTER.NET

Organization/Affiliation: PROPERTY OWNER

Comment: I would recommend the existing residential parcels be excluded from the proposed neighborhood park area so they may be sold to the public to be returned to residential property. There is sufficient land area on Imus for the proposed park usage.

I would like for Ruby Lane to continue to be closed at the Imus intersection.

If any property becomes neighborhood park land I wish that no other use be allowed.

Please submit your comments to the Carson City Parks and Recreation Department by Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department, Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701. Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

Carson City Parks and Recreation Department - Public Informational Meeting

Subject: Carson City's acquisition of NDOT's surplus property
along Imus Road for a future City neighborhood park

April 16, 2012
5:30 - 7:30 P.M.
Carson City Community Center

RECEIVED
APR 16 2012
CARSON CITY PARKS DEPT.

COMMENT FORM

Name: Jim Hanna
Address: 69 Ruby
Phone: 882-7705
Email: jshanna@dcharter.net
Organization/Affiliation: _____

Comment: In general we agree with the
idea of a limited park or perhaps
a greenbelt. Our biggest concern is
to avoid any increased traffic/parking on
Ruby. I would want a pedestrian only
access on Ruby without any park parking

Jim J. Hanna

Please submit your comments to the Carson City Parks and Recreation Department by
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Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701.
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Carson City Community Center

RECEIVED
APR 16 2012
CARSON CITY PARKS DEPT.

COMMENT FORM

Name: GERHARD HEINRICH

Address: 54 RUBY LANE

Phone: 841 5489

Email: _____

Organization/Affiliation: _____

Comment: GREENBELT YES PARK NO

Please submit your comments to the Carson City Parks and Recreation Department by Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department, Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701. Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

Vern Krahn - Thank You / Comments - Proposed Park at Imus and Arrowhead

From: Vern Krahn
To: Robert Hunt
Date: 4/23/2012 8:46 AM
Subject: Thank You / Comments - Proposed Park at Imus and Arrowhead
CC: Bear&Dee; Roger Moellendorf; Scott Fahrenbruch; Vern Krahn; polarbea...

Mr. Hunt,

Thank you for taking the time to share your thoughts with our department on the City's proposed acquisition of NDOT's surplus properties along Imus Road for a proposed neighborhood park. I will be forwarding your comments on to the Parks and Recreation Commission for their consideration. If you would like to also give these comments in person to the Commission, this topic is being scheduled for a public hearing on Tuesday, May 1, 2012, at 5:30 PM in the Community Center's Sierra Room.

Thanks, again for your comments.

VERN

Vern L. Krahn
 Park Planner
 Carson City Parks & Recreation Department
 3303 Butti Way, Building #9
 Carson City, NV 89701
 Tel: (775) 887-2262 x 30343
 Fax: (775) 887-2145

Email: vkrahn@ci.carson-city.nv.us>>> "Hunt, Robert" <RHunt@brwncald.com> 4/23/2012 7:52 AM >>>

If the subject parcels are to be acquired by Carson City I would like that the transfer deed from NDOT to Carson City reflect that the parcels will only be used for parks and recreational use so it cannot be changed to any other land use (ie. High density residential/commercial) in the future. Also, Ruby Lane will remain closed to through traffic with the existing crash gate to remain/relocated or a cul-de-sac installed at the west end of Ruby Lane.

Once the property is acquired by Carson City I would like to see the vacant houses on Ruby Lane demolished since NDOT has let them fall into such disrepair. I live directly across the street from one of these vacant houses and I do not want to watch them slowly fall apart for the next decade while the City attempts to acquire funds to develop the park. I would like to see the land fenced to prevent trespassing by the general public until the park is developed by the City. Also, I would like to see trees (no cottonwoods please) planted immediately along the north right-of-way of Arrowhead Dr., the east right-of-way along Imus Road and along the south right-of-way of Ruby Lane to start creating a greenbelt/privacy screen for the existing homes on Ruby Lane. These new trees should be irrigated by automated drip systems to ensure their survival. Carson City should also consider planting a native seed mix on barren ground to help reduce the amount of blowing dust in the neighborhood.

I think the surrounding neighborhood should have input as to the final design of this future "low impact" park. Carson City should make every attempt to keep the existing neighbors informed of any decisions made regarding the subject parcels. Please let me know if you have any questions or if you would like to discuss this further.

Thank You,

Robert Hunt
 Brown and Caldwell
 RHunt@brwncald.com
 T 775.283.0804 | C 775.345.5990



RECEIVED

APR 23 2012

CARSON CITY PARKS DEPT.

Carson City Parks and Recreation Department - Public Informational Meeting

Subject: Carson City's acquisition of NDOT's surplus property
along Imus Road for a future City neighborhood park

April 16, 2012
5:30 - 7:30 P.M.
Carson City Community Center

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APR 16 2012
CARSON CITY PARKS DEPT.

COMMENT FORM

Name: John King
Address: 99 Ruby Lane
Phone: 882-5320
Email: _____
Organization/Affiliation: _____

Comment: I am not in favor of a proposed park. Neither the State or City has enough money to cover their operations at present. I think that this type of planning is not responsible and is why the situation (financial) is where it is presently.

Please submit your comments to the Carson City Parks and Recreation Department by Monday, April 23, 2012. Comments can be mailed to the Carson City Parks and Recreation Department, Attn: Vern L. Krahn, Park Planner, at 3303 Butti Way, Building #9, Carson City, NV 89701. Also, comments can be emailed to Vern L. Krahn, Park Planner, at: VKrahn@carson.org

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COMMENT FORM

Name: Elmer M LARSEN
Address: 653 SHERMADOAH DR,
Phone: 775 885 2809
Email: Combo Inspector at CHARTER . NET
Organization/Affiliation: HOMESOURCER - SHERMADOAH HEIGHTS ASSOC,

Comment: BAD IDEA.
o PARK IS BROKEN INTO 4 SEPERATE SECTIONS
o HOW TO PROTECT PARK FROM IMUS - (TRUCK ROUTE)
o HOW DO YOU GET ONE LOT FROM SHERMADOAH
HEIGHTS ASSOC. OUT OF ASSOC.?
o TRUCKS DRIVE IMUS - BALL IN STREET - TRUCK CAN STOP
o HOW DO YOU PLAN TO PROTECT PROPERTY OWNER
THAT BACK TO PARK AREA.
o IS THE CITY GOING TO MAINTAIN THIS PROPERTY?
o WHAT ABOUT REST ROOM - PORTA POTIES NEED TO BE
MAINTAINED
o PARKING IN SUBDIVISION WOULD BE A PROBLEM.
o THIS PARK WOULD BE A PERFECT PLACE FOR GANGS + DRUGS

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MAKE IT A GREEN BELT W/ TREES + GROUND COVER

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COMMENT FORM

Name: E Larsen

Address: _____

Phone: _____

Email: _____

Organization/Affiliation: _____

Comment: cont'n. GOOD IDEM

(1) State to sell to a Bldg Development Co. to build houses. (State recovers some money loss.)

(2) City to gain tax money from new home properties -

(City cannot afford to build) A park - they do not have the money to do this.

SURVEY IS TOO OLD = (NOT VALID)

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Just a few problems associated with "Neighborhood Parks" that we personally know of:

- **Controlled hours of usage:** Undesirable elements of society choose secluded (out of public view) for illegal transactions, such as drug sales, weapon sales, prostitution and associated gang activities.

- **Vandalism:** Who is going to control and pay for damages...The taxpayer, that's who!

- X • **Property invasion** from those visiting undesirables. Who is going to end up paying for unwanted property invasion? Property owner's insurance rates will increase due to the uncontrolled exposure for 'crimes of opportunity'.

- X • **Exposing homes that border the park to ZERO PRIVACY** for use in their own yards...OR DOES THE CITY SIMPLY NOT GIVE A DAMN OR EVEN THINK ABOUT THAT?

- **Scattered and discarded debris:** This is an extremely windy area. Who is going to clean up the scattered or discarded debris? The city... most likely not. It will be the property owners nearby.

- X • The area is **overpopulated with rabbits & quail**. Who is going to control the feces dropped by them continually in order to protect any person or animal that comes upon it? The City? Then it's the taxpayers that end up paying for it.

- **Increased indigenous animal traffic (coyote, stray dog)** at night because of food debris left behind. Or does the city plan on controlling that? If so...Who's to pay for it... THE TAXPAYER...

- What sort of **privacy arrangements** are going to be afforded the homeowner surrounding the park? Lighting? Closed gates? Curfew?

- X • Who is going to pay for the **upkeep** of the park...The taxpayers?

- X • Who is going to enforce the **security of the park...** the understaffed PD & Sherriff's office?

- X • **Increased vehicle traffic.** The Police Dept. cannot enforce the speed limits now... What additional efforts are going to be in place for control? Are you aware of the gravel / dirt trucks that go up and down IMUS?

- X • Who's going to control the **"Homeless" traffic** that will find their place to squat during the day and night & infringe more upon the bordering residents as they realize there's another neighborhood they can wander through routinely at night and on the evenings before the garbage collection takes place.

- X • **Increased foot traffic.** What are the approach areas for the park? Is on-street parking going to be allowed on Imus?

- With the neighborhood populations getting smaller, why is a park even being considered at this location... Because the land was offered to the City by the State? Why can't the **property be left in its natural state?** OR IS THE CONDITION OF THE GIFT THAT THE LAND BE USED FOR A PARK? SO, SHOVE IT IN THERE REGARDLESS OF WHAT ANYONE THINKS?

- Other constant problems include; logs, rocks and limbs thrown onto the ground/ grass, ropes tied up to trees/ foliage for dogs...THEN the **dog feces left behind** by those that just don't care, because they don't have to clean it up. Are you aware that we have coyotes that run through the Northern end?

- X • **Public Restrooms:** Increased drainage into the sewer system...means Sewer system expansion. Maintenance: Who is going to maintain the costs? The taxpayers.

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- Don't forget the **activities associated with these areas**: Prostitution; drug sales; sexual activities; muggings; harassment; bullying... Common thefts. Who is going to control the restroom activities?...Who's going to pay for it...The taxpayers...
- Since the city is so anxious to fit the bill... **where's the extra money coming from?** Is there a such surplus of funds that a new park needs to be built and properly staffed for maintenance, security, traffic control, access, etc...?? Aren't there already areas in place for public use that could benefit MORE from the extra money annually that it will take to maintain a new park?
- What about **future lawsuits** against the city for inadequate services to protect park dwellers and surrounding homeowners that have brought forward to the city and documented their concerns...IN THIS HEARING FOR RECORD!! IS the city prepared to face charges of inadequacy? Then...Who pays for those...The taxpayers.
- Viewing or **residential privacy devices**, vegetation etc. to maintain Resident privacy
- **"Not to mention illegal sex or sexual activities..."**
- WHAT IN THE HELL ARE YOU PEOPLE THINKING? IF WE WANTED A PARK NEARBY, WE WOULD HAVE MOVED INTO AN AREA THAT HAD ONE IN THE FIRST PLACE!! LEAVE IT NATURAL....
- Also note: according to the Nevada Appeal a survey was taken...**we were not approached by mail or phone.**

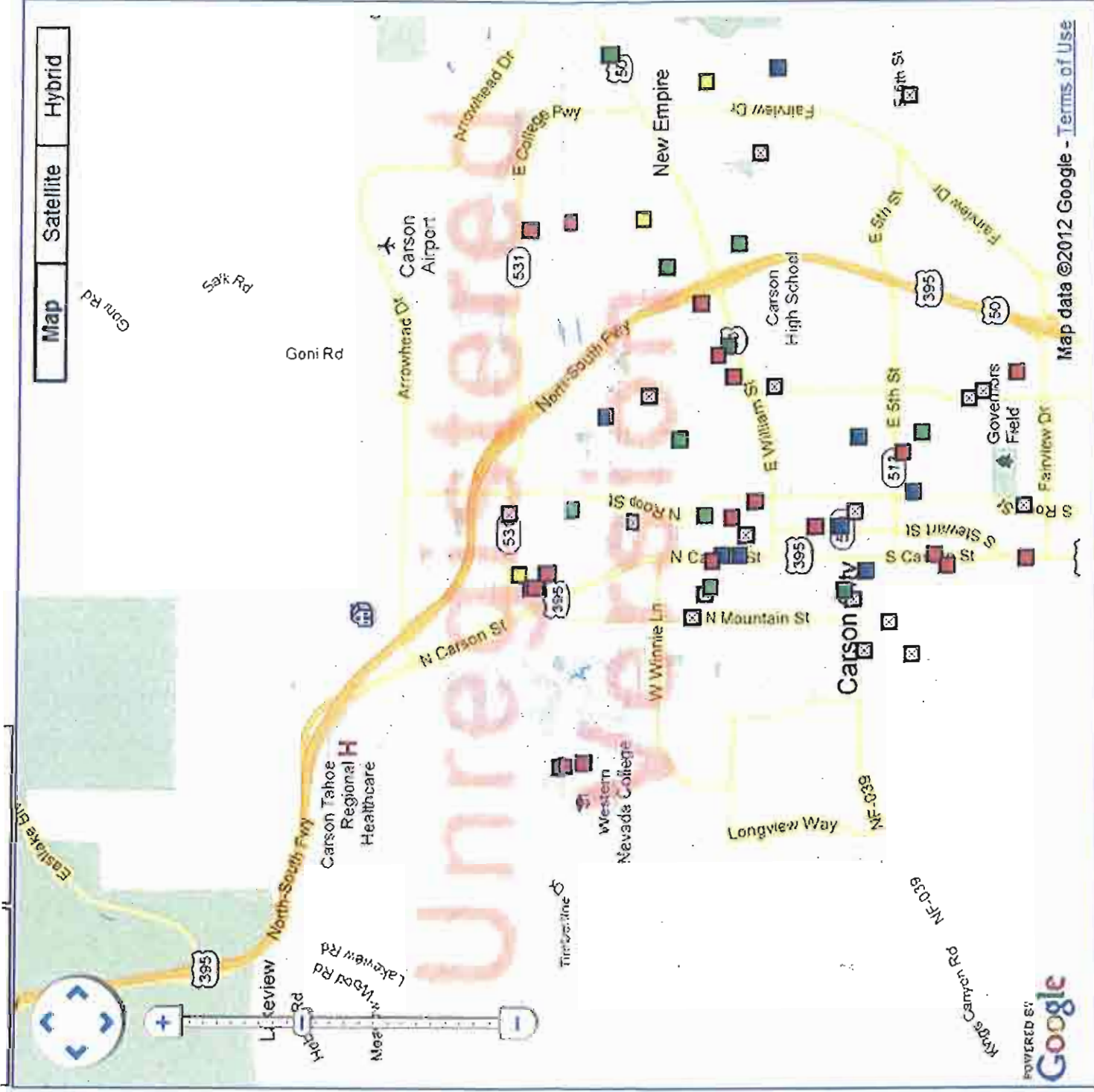
Diana and Mark McVeigh. Members of the Shenandoah Heights HOA. 1005 Shenandoah Drive, Carson City NV 89706

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Registered offender list

MEGAN'S LAW

*NV Sex Offenders Registry
www.familywatchdog.us*

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COMMENT FORM

Name: Vel Nichols
Address: 1129 Genoa Ln
Phone: 883-9781
Email: vnicholsce@aol.com
Organization/Affiliation: —

Comment: I have lived in this area for 19+ years.
A park in this area is greatly needed
both for the many seniors in the area
and the children who are moving in.
I and several of my friends currently use
the Ronald Wilson park but would greatly
appreciate a closer one. I do not feel
there would be a problem regarding law
enforcement or traffic. I have lived
in areas where my property backed up
to a park and never had a problem.
I definitely want this area developed
into a park or a green belt.

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COMMENT FORM

Name: JANE A RICHARDS
Address: 733 WEST BONANZA
Phone: 721-5464
Email: Tweety 8491@sbcglobal.net
Organization/Affiliation: Shenandoah HOA

Comment: Safety should be #1 in daytime + at night
In the immediate area there are not many
children. I prefer open space with
walking + bike trails vs kid park. If
kid park should be small. Many
people in the area have dogs. How about
a section for dogs.
HAVE BBQs
consider SH HOA dues if the state house
is demolished

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COMMENT FORM

Name: ROOK WETZEL
Address: 1075 SHENANDOAH
Phone: 885-1480
Email: ROOKWETZEL
Organization/Affiliation: SH. HTS H.O.A. (PRESIDENT)

Comment: _____

I AM STRONGLY IN FAVOR OF ACQUIRING
THE PROPERTY!

I WOULD PREFER A GREEN BELT TO
A FULL CITY PARK. IT COULD BE BUILT
AS A COMMUNITY EFFORT.

THE LAST THING IN THE WORLD I
WANT TO SEE IS RESIDENTIAL OR
COMMERCIAL DEVELOPMENT.

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Vern Krahn - FW: Surplus land

From: <moellendorf@charter.net>
To: <VKrahn@carson.org>
Date: 4/24/2012 9:49 AM
Subject: FW: Surplus land

----- Begin forwarded message -----

Subject: Surplus land

Date: 4/22/12 12:54:55 PM

From: "Rook Wetzel"

To: "ALLBRITTEN Joe & Karen", "Arnold Terry & Doris", "Arrighi Dan & Marnie", "ATEN Steve & Tracie", "CERNIGLIA Nathan & Patricia", "CRISTMAN Cherrill", "DENZLER Roseann", "DIETRICH Joel", "DOMINQUEZ-CURRY Wm & Sylvia", "DORSEY Thomas", "DRAPER, Stanford & Betty", "DULCO Ronald & Salli", "EVEREST George & Joyce", "FRANCO Erick & Wendy", "GAVUZZI Cherie P.", "GEDNEY Karen", "Gonzalez Alberto & Angelica", "GORDON David & Maria", "GRAY-HACKNEY David & Tami", "GUZMAN Paula", "HANSEN James & Tammy", "HANSEN Eleanor", "ENDERSON Bruce & Wanetta", "HENNEN Beverly", "HUMES Wm & Cindy", "JONES Justine", "KOMAGATA Hiroshi & Kim", "MAGER Ray", "MAHE George & Patricia", "MANNING Jarvis & Amanda", "MARTINEZ Adrian & Rosa", "McGOWAN Kelly & Lourdes", "McINTOSH Bruce & Josephine", "MELGAR Luis & Patricia", "Meredith Jim & Janet", "MOELLENDORF Roger & Donnie", "O'NEIL John & Kay", "RICHARDS Jane", "ROWLAND Eugene & Marianne", "SCHIELD Angela", "SHAMBAGH Jon & Ruth", "STANLEY John & Mary", "STROUB Robert & Audrey", "STUEBE Mark", "THISTLE Harold & Mary", "TINGLE Troy & Sheryl", "Von BATSCH Eric & Linda", "Wolf Charles", "ZUTTER Ken & Terri"

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 APR 24 2012
 CARSON CITY PARKS DEPT

Hi Neighbors;

This e-mail is for informational purposes only and is **NOT** official Home Owners Association business.

As you may now be aware, the state (NDOT) is offering the city the surplus land along Imus. The Dept. of Parks & Recreation recently held a meeting in an attempt to gather comments from the residents in the area. Some residents who attended that meeting voiced strong opposition to the idea of using this land for a future city park.

The city council will ultimately decide to accept or reject the states offer. In the event the city rejects the offer, NDOT will offer the land up for sale at a public auction.

It seems there are three options:

- 1/ The city acquires the property and does nothing with it in the foreseeable future
- 2/ The city acquires the property and cooperates with volunteer civic organizations

to plant trees.

3/ The city rejects the offer and NDOT sells off the individual parcels to the highest bidder. (My personal opinion this third option is by far the least desirable.)

Rook Wetzel
Pres . SHHOA

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COMMENT FORM

Name: ELIZABETH YOUNG
Address: 1110 W. BONANZA DR.
Phone: 885-6830
Email: elizabeth.young@sbcglobal.net
Organization/Affiliation: _____

Comment: I think its a great idea. The
children in our neighborhood
really need a park. Hopefully,
it would be like the small
park by the daycare on Mark St.
It would make living in this
area so much more.

(P.S.) I have no children with
me so have no intention of having

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