City of Carson City Agenda Report

Date Submitted: May 10, 2011

Agenda Date Requested: May 19, 2011

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 Mr. Lyn Norberg as the appraiser and Mr. Tony Wren as the review appraiser for Carson City with regard to the self-contained appraisal of the Bently property in Carson City, consisting of approximately 470 acres and known as APN's 10-011-24 and 10-011-25.

Staff Summary: Appraisals are required by state law in order to determine the value of property that may be purchased. This action is for appointment of Mr. Lyn Norberg as the appraiser and Mr. Tony Wren as the review appraiser for the Bently property, as required by N.R.S. 244.275. The funds will be paid from the Open Space Question 18 budget. The appraisal will be conducted in compliance with federal and national standards as a requirement to obtain funding for a Southern Nevada Public Land Management Act / Parks, Trails and Natural Areas grant.

Type of Action Requested: (check one) () Resolution (_X) Formal Action/Motion	\ /	() Ordinance () Other (Specify)		
Does This Action Require a Business Impact	t Statement:	() Yes	(<u>X</u>) No	

Recommended Board Action: I move to appoint and authorize the Mayor, the City Clerk Recorder, or designee to swear Mr. Lyn Norberg as the appraiser and Mr. Tony Wren as the review appraiser for Carson City with regard to the self-contained appraisal of the Bently property in Carson City, consisting of approximately 470 acres and known as APN's 10-011-24 and 10-011-25.

Explanation for Recommended Board Action: State law requires the appointment of an appraiser who shall be sworn to make a true appraisement 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. The provisions of N.R.S. 244.275 are used where the City is considering buying property. This action is in keeping with the recommendation of the Open Space Advisory Committee, the Carson River Advisory Committee, and the Open Space Master Plan. The appraisal will be conducted in accordance with federal and national standards. The SNPLMA/PTNA grant requires an appraisal and a review to be conducted by qualified appraisers.

Applicable Statute, Code, Policy, Rule or Regulation: NRS. 244.275

Fiscal Impact: Approximately \$10,000

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. Funding Source: Open Space account Alternatives: Not to approve and swear Mr. Lyn Norberg and Mr. Tony Wren as the appraisers for the Carson City Open Space Program for this appraisal and review appraisal. Supporting Material: Copy of N.R.S. 244.275 _____ Date: 5 / 10 / (Juan F. Guzman, Open Space Manager ____ Date: 5//0/// Reviewed By: Roger Moellendorf, Parks & Recreation Director Andy Burnham, Acting City Manager _____ Date: 5/0/1/ District Attorney's Office Finance Department **Board Action Taken:** Aye/Nay Motion: _____

(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 appraisement 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 appraisement.

[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)