



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 28, 2017

DATE: October 25, 2017

TO: Board of County Commissioners

FROM: Rosemarie Entsminger, Fiscal Compliance Officer,
Community Services Dept., 328-2044, rentsminger@washoecounty.us

THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us

SUBJECT: Authorize the purchase of 93.27-acres of undeveloped land (APN 222-080-08 (90.643 acres), APN 041-130-25 (2.5 acres) and APN 041-130-31 (.127 acres)) located adjacent to the Ballardini Trailhead in South Reno; approve a Real Property Purchase and Sale Agreement between Washoe County (buyer) and Angela S. Persigehl, Persigehl Family Survivors Trust and Julius A. Ballardini, Ballardini Family Trust (sellers) [*acquisition cost \$3,052,750 and closing costs of approximately \$25,000 funded from WC-1 Parks, Trails and Open Space Bond of 2000*]; and further authorize the Assistant County Manager [David M. Solaro] to act on behalf of Washoe County to execute and deliver any and all instruments and funds, including without limitation, contracts, agreements, notices, escrow instructions, deeds and restrictions, and to enter into all modifications or amendments to documents and agreements as provided in Section 7.11.D of the Purchase and Sale Agreement as may be necessary or appropriate to accomplish the acquisition; and authorize the Clerk to sign a Memorandum of Decision of the Boards action. (Commission District 1.)

SUMMARY

This item, if approved would authorize the purchase of 93.27 acres of undeveloped land located in South Reno, directly adjacent to the Ballardini Trailhead. The purchase supports Washoe County's Regional Open Space and Trails program (see attached map). The parcels are important to maintain access to public lands, enhance trail systems, to preserve wildlife habitat, scenic and natural resources and provide recreational opportunities. The acreage was identified as a high priority on the WC-1 Parks, Trails and Open Space Bond of 2000 project list previously adopted by the Board of County Commissioners (Board).

Compliant with Washoe County Code, the Community Services Department retained an independent professional real estate appraiser, who established the fair market value of these parcels at \$3,052,750.

AGENDA ITEM # _____

The purchase price for the parcel was negotiated with the buyer at appraised value. Estimated closing costs are \$25,000. Funding for the acquisition is from WC-1 Parks, Trails and Open Space Bond of 2000. Only appurtenant spring water rights are included in the purchase.

County Strategic Objective supported by this item: Stewardship of Our Community

PREVIOUS ACTION

November 14, 2000, the Board accepted the Registrar's 2000 bond canvass and authorization to issue bonds per voter approval.

April 25, 2000, the Board approved the 2000 Regional Parks, Open Space and Trails bond (WC-1) project list, which included this land acquisition.

BACKGROUND

For the past 17 years, Washoe County, through its Regional Parks, and then the Community Services Department, has been implementing the list of projects approved by the Board for WC-1 funding. Significant leveraging occurred, expanding \$28 million in bond proceeds with \$18 million in grant awards. The benefit to the community is the completion of over 35 individual projects that created, expanded or improved regional parks, sports facilities, community centers, historic and scenic areas, trails and open space.

The acquisition of 93.27 acres of undeveloped land adjacent to the existing Ballardini Trailhead is the last of the major WC-1 projects. It will preserve critical public access to the Sierras, preserve scenic and natural resources, wildlife habitat and migration and enable expansion of the trail system at the Ballardini Trailhead. This acquisition was the number one ranked open space acquisition on the Board's approved list of projects.

Compliant with Washoe County Code, the Community Services Department retained an independent professional real estate appraiser [Lyn C. Norbert, MAI] who established the fair market value of these parcels at \$3,052,750 and is the final purchase price for the acquisition. As part of our due diligence, Washoe County also conducted a Phase I Environmental Site Assessment and comprehensive title review.

If approved, the land will be owned by Washoe County and managed through its Community Services Department. Only appurtenant spring water rights are included in the purchase. There is no clean-up needed on the property as it has been maintained in good condition and used for cattle grazing. An agreement to provide life-time grazing rights to Angela Persigehl (seller), who maintains a residence on an adjacent parcel, is included in this acquisition. Grazing livestock on the property is beneficial as it is a natural solution to weed abatement. Initially the property will be maintained as open space with passive recreation such as trails. Annual maintenance costs will be minimal.

FISCAL IMPACT

This project is funded 100% by WC-1 Parks, Trails and Open Space. Approval of this item will result in the expenditure of \$3,052,750 for the purchase of the land, and approximately \$25,000 in closing costs from project PK052113-781000 (land). Sufficient cash is available. Budget will be in place in the project number as a result of a

separate Board item and resolution to augment Parks Capital Fund 404, which will precede this item.

A total of \$8,600 was spent from PK052113 related to due diligence as part of this acquisition:

- Lyn Norberg, MAI. – Property Appraisal. \$6,500
- McKinley and Associates – Phase I Environmental Site Assessment \$2,100

Preliminary Title was provided by, and escrow will be managed by, Ticor Title.

RECOMMENDATION

It is recommended the Board of County Commissioners authorize the purchase of 93.27-acres of undeveloped land (APN 222-080-08 (90.643 acres), APN 041-130-25 (2.5 acres) and APN 041-30-31 (.127 acres)) located adjacent to the Ballardini Trailhead in South Reno; approve a Real Property Purchase and Sale Agreement between Washoe County (buyer) and Angela S. Persigehl, Persigehl Family Survivors Trust and Julius A. Ballardini, Ballardini Family Trust (sellers) [*acquisition cost \$3,052,750 and closing costs of approximately \$25,000 funded from WC-1 Parks, Trails and Open Space Bond of 2000*]; and further authorize the Assistant County Manager [David M. Solaro] to act on behalf of Washoe County to execute and deliver any and all instruments and funds, including without limitation, contracts, agreements, notices, escrow instructions, deeds and restrictions, and to enter into all modifications or amendments to documents and agreements as provided in Section 7.11.D of the Purchase and Sale Agreement as may be necessary or appropriate to accomplish the acquisition; and authorize the Clerk to sign a Memorandum of Decision of the Boards action.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to authorize the purchase of 93.27-acres of undeveloped land (APN 222-080-08 (90.643 acres), APN 041-130-25 (2.5 acres) and APN 041-30-31 (.127 acres)) located adjacent to the Ballardini Trailhead in South Reno; approve a Real Property Purchase and Sale Agreement between Washoe County (buyer) and Angela S. Persigehl, Persigehl Family Survivors Trust and Julius A. Ballardini, Ballardini Family Trust (sellers) [*acquisition cost \$3,052,750 and closing costs of approximately \$25,000 funded from WC-1 Parks, Trails and Open Space Bond of 2000*]; and further authorize the Assistant County Manager [David M. Solaro] to act on behalf of Washoe County to execute and deliver any and all instruments and funds, including without limitation, contracts, agreements, notices, escrow instructions, deeds and restrictions, and to enter into all modifications or amendments to documents and agreements as provided in Section 7.11.D of the Purchase and Sale Agreement as may be necessary or appropriate to accomplish the acquisition; and authorize the Clerk to sign a Memorandum of Decision of the Boards action.”