

 Outlook

GV AGENDA #12 - \$80,000 GRANT FOR DOCK AND ACCESS

RECEIVED OCT 07 2025

From julie duda <julieduda@hotmail.com>

Date Tue 10/7/2025 1:42 AM

To TOWN OF GARDNERVILLE BOARD

PUBLIC INPUT SUMMARY

JANUARY 2021 - SUMMARY OF PUBLIC STATEMENTS TO GARDNERVILLE BOARD

Martin Slough has turned into a bird sanctuary. Future park development should consider wildlife. Often there are over 100 different bird species in the pond at the same time.

Some of the birds observed in and around the pond: Great Blue Heron, Snowy Egret, red-tailed hawks, swallows, ravens, Cooper Hawks, doves, quail, finches, magpies, gulls, sparrows, robins, many species of ducks and geese. The evolution of this pond is truly remarkable and with careful planning, it will continue to be a sanctuary for wildlife. Wildlife must not be the unintended endangered target of the Parks and Open Space Master Plan.

FEBRUARY 2023 TO OCTOBER 2024 - CONCERNED RESIDENTS GROUP

ATTACHMENT: GROUP REPORT AND SUGGESTED MASTER PLAN REVISIONS DATED SEPTEMBER 2, 2024

Group had 19 meetings over 19 months and Board vice-chair attended all meetings. Vice-chair requested Board appoint Park and Open Space Advisory Committee to research and report on possible revisions to the Mountain View Nature Pond and Park portion of the Parks and Open Space Master Plan. Board did not approve this and the concerned residents continued to research and report without formal Board designation; however, there no Board opposition to the group continuing without formal Committee status.

A resident's research found the Quit Claim Deed #0799422 and made it public. Previously, this document had not been made public by staff.

QUIT CLAIM DEED # 0799422 (3/23/2012) - ATTACHMENT

This Deed restricts property as perpetual open space, free from structure or other above ground improvements.

This issue has been the subject of prior opinions by the public and town staff and continues to be a valid sticking point for future action relating to this area. Personally, I was disappointed and surprised that staff did not make this document public during the preparation and public participation of the 2021 Parks and Open Space Master Plan.

LWCF GRANT, GV AGENDA #12 (10-07-2025) DRAFT #2

Town applied for this grant in August, 2024. The concerned residents' group was not given information on this even though it was during the active time for this group which had meetings and Board presentations from February 2023 to October 2024.

WOOD ROGERS PUBLIC POLL 2025

A dock is not strongly supported by the poll votes. Four different proposed improvements received more votes than a dock! \$80,000 matching funds plus \$35,000 design and permits does not make common sense for the community. Considering the overall public use of the pond area, a dock is used by few people. Consider the usage of the Seeman dock and deny this grant.

September 3, 2024

Re: Revisions to the parks and open space master plan

Dear Members of the Gardnerville Town Board:

We are writing to formally express our concerns and opposition to the proposed construction at MV Nature Park. (Please refer to the proposed policy statement involving developed and undeveloped parks and open space which we presented to the Town Board earlier on 4/2/2024.) While we appreciate the value of recreational spaces and the need to promote outdoor activities, we believe that permanent structures such as restrooms are not only in violation of the Quitclaim Deed dated March 23, 2012 (the "Deed"), but also could have negative implications on our community and the environment.

First and foremost, such structures clearly violate the Deed which states that the property "shall remain open and free from structure or other above-ground improvements" and that if any portion of the property "shall cease to be open" all right, title and interest in the property shall revert back to Grantor or Grantor's successors.

Second, such structures could disrupt the natural aesthetics and serenity of the trail and pond. Part of the charm and appeal of MV Nature Park is its immersion in nature. Adding man-made structures, particularly large, above-ground ones like restrooms, could detract from the natural experience that so many of us residents enjoy. This alteration may diminish the very purpose for which the MV Nature Walk was originally designed: to provide a peaceful and natural outdoor experience.

Third, permanent structures can bring about maintenance challenges and costs that are unforeseen. Ensuring that restrooms are kept clean, safe and functional requires a significant commitment from the Town. Vandalism, improper use, and wear and tear can lead to higher maintenance costs and could ultimately detract from the overall budget allocated to preserving MV Nature Walk and its surrounding area.

Another significant concern is the environmental impact. All the original soil and drainage engineering reviews were done with the original quit claim deed restrictions involving no development on the land. In addition, the construction and maintenance of restrooms and other structures will inevitably disturb the ecosystem. Clearing land for construction, introducing plumbing systems, and managing waste could negatively affect local wildlife and plant life. These environmental consequences could be irreversible and counterproductive to the Town's goals of sustainability and conservation.

Finally, it is worth considering the impact on the surrounding neighborhoods. The introduction of restrooms may lead to increased foot traffic, noise, and potentially unwanted and illegal activities that could disrupt the peace and quiet that residences near the trail currently enjoy. While some may argue that these structures provide convenience, the long-term consequences may outweigh the immediate benefits.

- **REVISION #1**

- The existing parking lot at Snaffle Bit trailhead to be unchanged. The proposed expanded trailhead parking, restroom, and group picnic area are re-located from Snaffle Bit trailhead to Gilman and High School streets where the majority of cars have historically and are currently parking.
- **BENEFITS**
 - Alleviate traffic through the neighborhood streets of Heybourne Meadows/The Ranch of Gardnerville and the private streets of Heybourne Meadows condos. Location of restrooms and group picnic area logically re-locate to new expanded parking lot at Gilman and High School streets. Potentially, this allows the opportunity to share expanded parking with High Sierra Church to ameliorate Sunday parking.

- **REVISION #2**

- Eliminate turf area, sandy beach area and rose garden (attachment).
- **BENEFITS**
 - Reduce maintenance expenses.
 - Reduce water usage and expense.
 - Promotes preservation of natural beauty and open space environment (attachment)

- **REVISION #3**

- Eliminate floating dock and R/C boat use.
- **BENEFITS**
 - Children's safety is the primary concern and goal. The pond is located adjacent to residential areas and families with children: whereas the Minden Seeman Pond is not. Early plans for a proposed dock at Jake's Pond were changed to promote safety and the dock was eliminated.
 - Reduce capital expense of dock
 - Improve use of pond for fishing by eliminating incompatible R/C boats.

- **REVISION #4**

- Construct DG trails already included in the current plan with an additional DG trail where many trail users now walk along the small Martin Slough stream.
- **BENEFITS**
 - Promotes additional trail usage and adds trail from Slaughterhouse Lane along the existing stream to the Martin Slough Bridge.

- **REVISION #5**

- Construct pergola over existing benches adjacent to school property along the trail. This property is not part of the restricted deed land.
- **BENEFITS**
 - Increase use of a previous capital project and provide trail users with shade or rain cover. A middle school science teacher, now retired, used these benches for student lectures on the then existing wetlands.

- **REVISION #6**

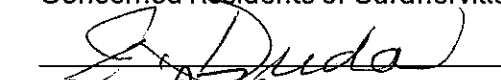
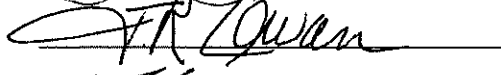

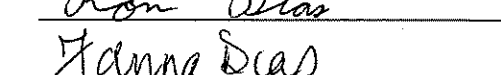
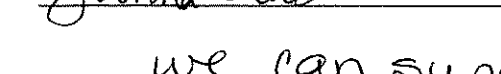
- Increase size of MV Nature Park by request Douglas County to purchase two privately owned parcels toward southwest and near High Sierra Church. And give land to the Town of Gardnerville. The County did something similar for the town of Minden when land adjacent to Seeman Pond was purchased and given to the Town of Minden. Also, another property on Buckeye was purchased by the County and given to the Town of Minden. **(See Attachment)**
- **BENEFITS**
 - These two privately owned parcels are currently adjacent to the MV Nature Park: thus, purchase accomplishes two goals, i.e. saving land from future development and adding to existing open space and preserving wildlife habitat.
- **REVISION #7:**
 - Add shade and seating on the West side of Nature Pond with additional trees and boulders and/or logs for seating. **(See Attachment)**
 - **BENEFITS**
 - Enhances the trail user experience with more shade and seating.
- **REVISION #8:**
 - Statement on trash cans and pet waste bags: Trash cans and pet waste bags are appropriate at trailheads and picnic area only. Most trail users are showing courteous and appropriate action by properly disposing of waste. The trail and open space are enhanced by not over installing these items. The Nature Conservancy and the Carson Valley Trail Association are role models in this area. By following the lead of these respected open space groups, the general trail experience will be enhanced. "Leave No Trace" is a widely known motto for trail users everywhere.

In conclusion, while we appreciate the Town's efforts to enhance our outdoor spaces, we believe that adding above-ground structures to MV Nature Park is not the best approach. We urge the Town Board to reconsider and explore alternative solutions that preserve the natural beauty and integrity of MV Nature Park.

Thank you for your consideration. We sincerely hope that we can find a solution that meets our mutual needs and expectations.

Sincerely,

Concerned Residents of Gardnerville

we can supply more signatures if needed.

When recorded, mail to:
Town of Gardnerville
1407 N. Hwy 395
Gardnerville, NV 89410

DOC # 0799422
03/23/2012 12:43 PM Deputy: KE
OFFICIAL RECORD
Requested By:
RO ANDERSON ENGINEERING

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK- 0312 PG- 5416 RPIT: # 2

APN: 1320-32-614-001



The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of a person
or persons as required by NRS 239B.030.

QUITCLAIM DEED

THIS INDENTURE, made this 23 day of March, 2012, by and between
THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, GRANTOR,
and TOWN OF GARDNERVILLE, a political subdivision of the State of Nevada, GRANTEE,

WITNESSETH:

WHEREAS, GRANTOR is the owner and developer of a residential subdivision
in Douglas County, Nevada, commonly known as The Ranch at Gardnerville ("Project").

WHEREAS, as a condition of the approval of the Project by Douglas County,
GRANTOR is required to ensure that certain real property remains as undeveloped open space.

WHEREAS, GRANTOR is the owner of certain real property located in Douglas
County, Nevada, more particularly described in Exhibit "A" which is incorporated by this
reference as if fully set forth herein ("Property").

WHEREAS, in order to comply with its obligation regarding open space related
to the Project, GRANTOR desires to convey the Property to GRANTEE as perpetual open space.

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and forever quitclaims unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

The Exhibit "A" real property is conveyed as perpetual open space and shall remain open and free from structure or other above-ground improvements. If any portion of the Exhibit "A" real property shall cease to be open space, then all right, title and interest in the Exhibit "A" real property shall revert to and revest in GRANTOR or GRANTOR's successors, heirs or assigns, as fully and completely as if this instrument had not been executed.

RESERVING UNTO GRANTOR any and all water rights, if any, appurtenant to the Exhibit "A" real property.

RESERVING UNTO GRANTOR the right to make improvements on the Exhibit "A" real property for the purpose of developing wetlands for the benefit of GRANTOR and GRANTOR's development of the Project.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day
and year first above written.

THE RANCH AT GARDNERVILLE 1, LLC, a
Nevada limited liability company

By: EAGLE RIDGE PAINTER, INC.,
Manager

By: Gregory W. Painter
GREGORY W. PAINTER
President

By: WEALTH STRATEGIES
DEVELOPMENT, INC., Manager

By: Carrie L. McAninch
CARRIE L. McANINCH
President

STATE OF NEVADA)

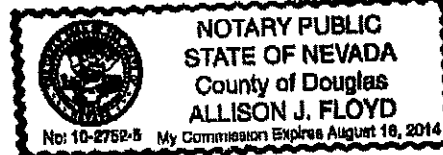
CARSON CITY Douglas County, ss.

On March 23, 2012, personally appeared before me, a notary
public, Gregory W. Painter, personally known (or proved) to me to be the person whose name is
subscribed to the foregoing instrument, who acknowledged to me that he is the President of
Eagle Ridge Painter, Inc., a Nevada corporation and who further acknowledged to me that he
executed the foregoing Quitclaim Deed on behalf of said entity.

Allison J. Floyd
NOTARY PUBLIC

STATE OF NEVADA)

CARSON CITY) ss.



On March 22, 2012, personally appeared before me, a notary
public, Carrie L. McAninch, personally known (or proved) to me to be the person whose name is
subscribed to the foregoing instrument, who acknowledged to me that she is the President of
Wealth Strategies, Inc., a Nevada corporation and who further acknowledged to me that she
executed the foregoing Quitclaim Deed on behalf of said entity.

Nicole D. Mills
NOTARY PUBLIC

