

# CARSON CITY OPEN SPACE ADVISORY COMMITTEE

## Minutes of the April 17, 2006 Meeting

### Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, April 17, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Acting Chairperson Bruce Scott  
Michael Fischer  
Tricia Lincoln  
Wayne Perock  
Howard Riedl

**STAFF:** Roger Moellendorf, Parks and Recreation Department Director  
Juan Guzman, Open Space / Property Manager  
Ann Bollinger, Open Space Assistant  
Mary-Margaret Madden, Senior Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

**CALL TO ORDER AND DETERMINATION OF QUORUM (1-0008)** - Acting Chairperson Scott called the meeting to order at 6:00 p.m. A quorum was present. Chairperson Hartman and Vice Chairperson Jacquet were absent.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0023)** - None.

**1. ACTION ON APPROVAL OF MINUTES (1-0013)** - None.

**2. CHANGES TO THE AGENDA (1-0018)** - At Mr. Guzman's request, Acting Chairperson Scott modified the agenda to address item 3-D prior to item 3-C.

**3. AGENDA ITEMS:**

**3-A. ACTION TO ADOPT AND PRESENT TO LAURA BIRD A RESOLUTION EXPRESSING GRATITUDE FOR HER YEARS OF SERVICE AS A MEMBER OF THE OPEN SPACE ADVISORY COMMITTEE (1-0027)** - Acting Chairperson Scott invited Laura Bird to the meeting table, and provided background information on her service to the committee. Mr. Guzman read into the record Open Space Advisory Committee Resolution No. 2006-01, copies of which were included in the agenda materials. He thanked Ms. Bird for her service to the committee. Ms. Bird thanked the committee members, and stated it was her pleasure and honor to serve as a committee member. She expressed gratitude to Chairperson Hartman, Vice Chairperson Jacquet, and the Board of Supervisors for the opportunity. She expressed appreciation to the community for supporting the Open Space Program "which is enriching this community for generations to come." Acting Chairperson Scott thanked Ms. Bird on behalf of the committee members, and entertained a motion to approve the resolution. **Member Fischer so moved. Member Perock seconded the motion. Motion carried 5-0.**

## CARSON CITY OPEN SPACE ADVISORY COMMITTEE

### Minutes of the April 17, 2006 Meeting

#### Page 2

**3-B. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A PROGRAM FOR THE ENHANCEMENT OF THE OPEN SPACE WETLANDS LOCATED AT LOMPA LANE WEST OF THE CATHOLIC CHURCH, APN 002-571-25 AND 002-101-54 AND 55 (6:07:59)** - Mr. Guzman introduced Wood Rodgers, Inc. Environmental Program Manager Leslie Burnside. He referred to the draft Proposed Scope of Work, which was distributed to the committee members and staff prior to the start of the meeting. He explained various processes by which consultants are hired, and advised that the request for qualifications process would be used for the subject project. In response to a question, Mr. Guzman explained the purpose of this item and the action requested. He acknowledged that a request for qualifications will be submitted based on the first part of the scope of work.

Ms. Burnside provided an overview of the draft Proposed Scope of Work, and advised that the estimated cost for the project "is not set in stone." Acting Chairperson Scott suggested Tasks 3, 4, and 5 will be largely dictated according to what is determined by Tasks 1 and 2. He inquired as to the possibility of considering moving forward with Task 1 in order to more efficiently consider qualifications or a more specifically defined project which might include the other listed tasks. Member Riedl agreed. Acting Chairperson Scott suggested authorizing Task 1 without having to go through the procurement process in order to get a better package for the balance. In that case, Mr. Guzman advised of the intention to request Ms. Burnside to proceed with Task 1. In response to a question, Mr. Guzman advised the ten percent contingency should remain until the remaining tasks are completed.

Acting Chairperson Scott inquired as to whether the Task 1 estimate of \$12,600 would be sufficient to provide more than a letter report; more of a scoping for subsequent tasks. He suggested Task 1 could serve as a conceptualizing task to define subsequent elements, which would most likely then result in a request for qualifications. Ms. Burnside agreed this would be a realistic approach. She advised that the scope would have to be revised as to the deliverable, and to focus on developing a designed scope of work. Acting Chairperson Scott advised the committee would want to ensure identification of any fatal flaws. Ms. Burnside acknowledged the \$12,600 estimate would be sufficient. **Member Riedl moved to request staff to negotiate Task 1 with Wood Rodgers. Member Fischer seconded the motion.** Acting Chairperson Scott suggested amending the motion to include an amount not to exceed \$12,600. **Member Riedl so amended his motion. Member Fischer continued his second.** Acting Chairperson Scott called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

**3-C. ACTION TO REVIEW AND RECOMMEND TO THE BOARD OF SUPERVISORS, IF NECESSARY, ANY REVISIONS OF A WORK PROGRAM CONTAINING PROJECTS AND OPEN SPACE ACQUISITIONS PRIORITIES FOR CALENDAR YEAR 2006 (6:32:50)** - Mr. Guzman reviewed the staff report in conjunction with the Question #1 Opportunities Map. In response to a question, he advised that the Hutchison property is a Question #1 priority. The Potter property is not. Mrs. Potter has expressed a preference to have the property appraised and the Ormsby Boulevard situation clarified prior to applying for a grant. Question #1 funding will be applied for prior to purchasing the Potter property. In response to a question regarding the Ormsby Boulevard situation, Mr. Guzman advised that a title search had been conducted. After reviewing the title report, the conclusion is that things were not as orderly "in those days" as they are now. Using the map, Mr. Guzman explained that one property was described in 1972. In 1974, the same property is described in two deeds. The "middle void" is Ormsby Boulevard; however, there is no document referencing a gift, purchase, etc. Mr. Guzman advised of the intent to pursue clarification of the facts and to determine whether Stewart Title Company is willing to insure title on the property. Mr. Guzman advised of Rob Potter's contention that Ormsby Boulevard is

## CARSON CITY OPEN SPACE ADVISORY COMMITTEE

### Minutes of the April 17, 2006 Meeting

#### Page 3

Potter family land, and that there was an offer of dedication. Mr. Guzman advised that such an offer was never presented to the Board of Supervisors. The offer was for Carson City to be able to use the land for a freeway bypass. If not, the land was to revert to the Potter family. Mr. Guzman advised that the Assessor has designated the property as Carson City's for a considerable amount of time now. He expressed the opinion the Board of Supervisors will eventually decide to whom the land belongs and request the District Attorney's staff to prepare a corresponding brief. Acting Chairperson Scott agreed with pursuing clarification of the facts. Mr. Guzman advised of the intent to request Dan Leck to appraise the land.

Mr. Guzman continued reviewing the Question #1 priorities. He advised that Question #1 applications are submitted in the year which corresponds with project time frames. This system has worked well with the exception of getting appraisals done in a timely manner. Mr. Guzman noted the Andersen property as one of the highest priorities, and advised that the Andersens are not willing sellers at this time. He noted that the Andersen family is a friend of the committee, and expressed the hope that if and when the Andersens consider opportunities they will think of the committee as a resource. He responded to questions regarding water rights and ditch improvements on the Andersen property.

Mr. Guzman continued reviewing the Question #1 Opportunities Map with regard to west side priorities. He pointed out property owned by Grant Weise, Jr., and provided background information on an assertion regarding his development rights. In response to a question, Acting Chairperson Scott discussed the value of the Andersen property to recharging the aquifer, taking the peak off flood flows, and managing flood flows. He suggested checking with the Andersens periodically, particularly after high water events, with regard to any assistance to be provided on ditches or other flood issues. He acknowledged the Andersens are not willing sellers, that they know of the City's interest, and expressed the opinion the City should be a good neighbor.

Acting Chairperson Scott suggested developing a schedule for projects which require completion of process or appraisal. He further suggested pursuing hillside development standards. Mr. Guzman advised that Member Fischer and Vice Chairperson Jacquet were nominated to the Question #1 priorities work group. He reviewed the work group's process. Acting Chairperson Scott noted the V&T as another important issue in the community and the need for acquisition of property in the area of the lower Carson River. Mr. Guzman advised that the Railway Commission's attorney has been in contact with Mr. Bently's attorney, and there has been "a little bit of progress."

Mr. Guzman introduced Ms. Bollinger and provided background information on her education and experience. Acting Chairperson Scott welcomed Ms. Bollinger. Ms. Bollinger expressed appreciation for the opportunity.

Acting Chairperson Scott entertained a motion to recommend the work program to the Board of Supervisors. **Member Perock so moved. Member Fischer seconded the motion.** Acting Chairperson Scott called for public comment and, when none was forthcoming, a vote on the pending motion; **motion carried 5-0.**

**3-D. REVIEW AND DISCUSSION ONLY OF A CONCEPTUAL SUBDIVISION PLAN FOR THE GREG LEHMAN PROPERTIES LOCATED AT THE VIRGINIA RANGE, APN 008-011-04, 05, AND 07 (6:20:09)** - Mr. Guzman invited Greg Lehman to the meeting table. He provided background information on this item, an overview of the agenda materials, and reviewed the staff report.

## CARSON CITY OPEN SPACE ADVISORY COMMITTEE

### Minutes of the April 17, 2006 Meeting

#### Page 4

(6:24:05) In response to a series of questions, Mr. Lehman advised that no mining takes place on the subject property. There are access roads to mine sites on other property and other dirt roads. In response to a further question, Mr. Lehman advised of having met with Senior Planner Jennifer Pruitt to discuss development of the conceptual subdivision map.

In response to a question, Mr. Guzman advised that the subject property had been designated as an open space priority. The Lehmans are not willing sellers, however. Mr. Guzman provided background information on the 40-year contract with the City to provide 40 acres for public recreation which the Lehmans entered into as a mitigation measure associated with the Cinderlite special use permit. He discussed the Lehmans' interest in the possibility of trading for other properties around Carson City. The conceptual subdivision map will facilitate that possibility. Mr. Guzman pointed out City-owned properties on the displayed Question #1 Opportunities map, and advised of the potential for additional communication in the future. Mr. Guzman pointed out, on a displayed map, a "main road" which is the extension of Goni Road and serves BLM land. The road continues to a cinder pit operated by the Lehman family. He advised that some roads in the area have been designated for motorized use in the Unified Pathways Master Plan.

Acting Chairperson Scott expressed appreciation for the Lehmans' attendance. He recognized the Lehmans' right and ability to create parcels for manageable planning. He expressed the hope that, prior to development, there will be the opportunity to consider a transaction that would work well for both parties. Mr. Lehman advised of having been in Carson City for over thirty years, and that his family has always been up front about their plans. He expressed a willingness to consider and discuss future options which would work for both parties. Acting Chairperson Scott expressed appreciation for Mr. Lehman's comments, and for his family's forbearance of the public's use of their land. He discussed a planned unit development on eighty acres to the west of the old Hartoonian Ranch. He requested Mr. Lehman to consider the committee as an ally in support of an opportunity for a much less expensive development with open space that would benefit the community. Mr. Lehman expressed appreciation for the offer and recognized the importance of open space. Acting Chairperson Scott thanked Mr. Lehman for his attendance.

#### **3-E. STATUS REPORT ON THE WEST SIDE FUELS REDUCTION PROGRAM (6:57:21)**

- Mr. Guzman advised that approximately 450 sheep will begin grazing tomorrow morning. He described the route the sheep will take as they graze. He discussed the partnership between the U.S. Forest Service, the Nevada Division of Forestry, the State Department of Agriculture, Carson City, and the consultants at RCI. He referred to the information distributed to the committee members and staff prior to the start of the meeting. He advised that properties may be added to the program. He responded to questions regarding the number of sheep, the anticipated duration of the grazing program, and responsibilities over program monitoring. He acknowledged a report will be presented to the committee at the conclusion of the program. He anticipates being able to conduct the program on an annual basis during which records will be kept for future comparison purposes.

#### **4. NON-ACTION ITEMS:**

##### **STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (7:01:54) -**

Member Perock reported having seen large tire tracks on BLM property near Prison Hill. He requested Mr. Guzman to recommend that the BLM harden the upper area of Prison Hill and install better signage. Member Riedl reviewed an April 13<sup>th</sup> e-mail to Mr. Guzman which was included in the agenda materials.

**CARSON CITY OPEN SPACE ADVISORY COMMITTEE**

**Minutes of the April 17, 2006 Meeting**

**Page 5**

**STATUS REPORTS AND COMMENTS FROM STAFF (7:06:23)** - Mr. Guzman reviewed the “FYI” items included in the agenda materials. He advised of having reviewed the preliminary design for the lodge which Michael Fagen is interested in building at the Horse Creek Ranch. He advised that 8,000 trees were recently planted with the assistance of NDF staff and other volunteers.

**FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (7:08:43)** - Mr. Guzman advised that the Question #1 work group meeting will be scheduled and a subsequent report provided to the committee. He provided an overview of this year’s budget process. As soon as a draft budget is available, it will be agendized for review by the committee.

**5. ACTION ON ADJOURNMENT (7:10:02)** - Member Fischer moved to adjourn the meeting at 7:10 p.m. Member Perock seconded the motion. Motion carried 5-0.

The Minutes of the April 17, 2006 Carson City Open Space Advisory Committee meeting are so approved this 19<sup>th</sup> day of June, 2006.

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STEPHEN D. HARTMAN, Chair