

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 15, 2006 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, May 15, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

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 (6:01:00) - Chairperson Hartman called the meeting to order at 6:01 p.m. A quorum was present. Vice Chairperson Jacquet and Member Fischer were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:01:18) - None.

1. ACTION ON APPROVAL OF MINUTES - March 20, 2006 (6:01:25) - Member Perock noted a correction to page 5, and moved to approve the minutes. Member Scott seconded the motion. Motion carried 5-0.

2. MODIFICATIONS TO THE AGENDA (6:02:25) - None.

3. AGENDA ITEMS:

3-A. ACTION TO REVIEW AND RECOMMEND TO THE BOARD OF SUPERVISORS ACCEPTANCE OF A NEVADA RESOURCE AND CONSERVATION SERVICE RESOURCES REHABILITATION GRANT FOR APPROXIMATELY \$309,000 TO BE USED FOR THE REHABILITATION OF RESOURCES WITHIN PRIVATE WASHOE TRIBE AND CARSON CITY LANDS WHICH HAVE BEEN AFFECTED BY THE WATERFALL FIRE (6:02:30) - Mr. Guzman reviewed the staff report and the attachments. He advised that Washoe Tribe representatives have declined to utilize the grant funding, and requested to be kept in mind for the next grant cycle. He further advised that a scope of work will be developed and studies conducted for additional rehabilitation of the area. He reviewed direction received from the Nevada Resources Conservation Service ("NRCS"), and advised that the proposal will be submitted to the Board of Supervisors at their June 1st meeting. He reviewed staff's recommended action as set forth in the staff report. Member Scott advised he would abstain from action on this item.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 15, 2006 Meeting

Page 2

In response to a question, Mr. Guzman reviewed the schedule of fees associated with the assessment. In response to a further question, he advised that funding needs to be encumbered in early June and products must be received within a year. NRCS has been very clear with regard to allocating the funding. Mr. Guzman acknowledged that City and RCI staff will be able to meet the deadlines. **Member Riedl moved to recommend to the Board of Supervisors acceptance of the Nevada Resource Conservation Service resource rehabilitation grant for approximately \$309,000 to be used for the rehabilitation of resources within private Washoe Tribe and Carson City lands which have been affected by the Waterfall Fire. Member Perock seconded the motion.** Chairperson Hartman called for public comment. In response to a question, Mr. Guzman reiterated that grant funding was available to the Washoe Tribe; however, they have opted not to pursue a project at this time. Chairperson Hartman called for a vote on the pending motion; **motion carried 4-0-1, Member Scott abstaining.** Chairperson Hartman requested Mr. Guzman to keep the committee updated.

3-B. ACTION TO REVIEW AND PRIORITIZE EXISTING AND POTENTIAL TRAIL-RELATED PROJECTS TO BE FUNDED THROUGH APPLICATIONS TO THE QUESTION #1, STATE OF NEVADA CONSERVATION AND RESOURCE PROTECTION GRANT PROGRAM (6:10:52) - Mr. Guzman provided background information on this item, and reviewed the matrix included in the agenda materials. Member Scott noted several properties along the Carson River that are scheduled for appraisal in September. Mr. Guzman acknowledged the extensive back log for local appraisers. In response to a comment, Mr. Guzman advised that Lynn Norberg will appraise the Jarrard / Andersen properties. The attorneys for the Jarrards and Andersens are aware of the situation.

In response to a question, Mr. Guzman provided background information on the memorandum of understanding between Carson City, Douglas County, and Washoe County. He discussed planning work needed for trail routes. Discussion followed. In response to a question, Mr. Guzman advised that the \$5 million should be spent by 2010. In response to a further question, he discussed the ranking of the Tahoe Bike Path. Chairperson Hartman expressed concern over the delay. Mr. Guzman discussed the project's associated match component, and advised that previously constructed trails in adjacent counties can be used as match. He acknowledged that an eight-foot wide, paved trail to accommodate bikes is still being considered. Member Perock expressed the opinion this will not be feasible. Mr. Guzman advised that the assessment will determine feasibility. Member Scott suggested not getting too involved other than to be supportive. Mr. Guzman acknowledged the committee's comments, and advised he would not spend any more time than necessary on this project.

In response to a question, Mr. Guzman discussed the Lompa Lane Wetlands project. He acknowledged that he envisions a separate agreement for trail components. In response to a further question, he advised that the Long property is listed as a top priority. He reviewed the process by which properties are considered for Open Space Program acquisition. Prioritizing certain properties allows him to enter into discussions with property owners.

Member Scott commented on the ranking, and suggested that what Question #1 administrators find most attractive in funding will help the committee to establish overall priorities. **Member Scott moved to prioritize existing and potential trail-related projects to be funded through applications to the Question #1, State of Nevada Conservation and Resource Protection Grant Program. Member Riedl seconded the motion.** Chairperson Hartman called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 15, 2006 Meeting

Page 3

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPEN SPACE ACCOUNT BUDGET FOR FISCAL YEAR 2006/2007 (6:30:45) - Mr. Guzman reviewed the staff report. He responded to questions regarding the headings listed on Exhibit D, and acknowledged the need for corrections. Member Scott expressed support for covering a portion of the cost of the park rangers, and expressed appreciation for their service. He expressed appreciation for the support provided to the committee by Mr. Moellendorf. Mr. Moellendorf explained the differences between budgeted amounts and actual amounts. Chairperson Hartman noted that funding is allocated from interest-generating accounts.

In response to a question, Mr. Guzman advised that the growth in sales tax revenue increased from \$900,000 to approximately \$1.12 million. He anticipates even more of an increase in 2007. He acknowledged that projections can be requested from the Finance Department. In response to a further question, he offered to check into the increase in the "ISC: General Fund" line item. He noted the reduction in employee benefits, and the increase in the services and supplies line items. He advised that the Open Space Program costs approximately \$390,000 per year. The remainder of the budget relates to land acquisition and management.

Member Scott commented that the open space assistant position will be extremely important in terms of translating things "onto the ground and to make things happen." He noted the importance of ensuring that the position is not interrupted in September, and discussed the importance of implementation. Chairperson Hartman agreed. Member Lincoln inquired as to the reason for not increasing the fuel and utilities line items. Mr. Guzman advised he would look into this. He advised that the professional services account is used to pay for a portion of the lobbyist. The account is nearly maximized following Waterfall Fire projects, and Mr. Guzman suggested the account may need to be increased in the future. He acknowledged that appraisals are paid from this account. Member Scott suggested considering reimbursing the account as part of a purchase price. He expressed support for separating the capital account from the operating account. Chairperson Hartman called for public comment and, when none was forthcoming, entertained a motion. **Member Scott moved to recommend to the Board of Supervisors approval of the Open Space account budget for Fiscal Year 2006/2007, and authorize staff to develop a separate budget unit for the capital account, with the notations. Member Lincoln seconded the motion. Motion carried 5-0.**

3-D. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO ENTER INTO NEGOTIATIONS WITH MR. BILL LONG IN ORDER TO ASSESS THE FEASIBILITY OF A LAND CONSERVATION TRANSACTION FOR PROPERTY LOCATED AT WATERFALL ROAD, CONSISTING OF 200 ACRES, APN 7-061-02 (6:46:22) - Mr. Guzman reviewed the staff report. He described the characteristics of the property, oriented the committee members to its location using a displayed map, and pointed out access and adjacent properties. He acknowledged previously stated concerns over the remoteness of the parcel, and suggested the possibility of Legacy funding or determining the interest of the U.S. Forest Service. Based on the owner's time table, he further suggested the possibility of purchasing the property through the Open Space Program and offering it for sale to the USFS in the future. Member Perock expressed concern that allowing development could jeopardize the watershed quality. Mr. Guzman noted the potential to "make the checkerboard pattern even worse." He advised of having discussed the property, earlier in the day, with Utilities Operations Manager Tom Hoffert, who expressed an interest. In response to a question, Mr. Guzman discussed the owner's asking price and the value of the property. He advised that an appraisal will be done, and inquired as to the committee's interest.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 15, 2006 Meeting

Page 4

Member Scott agreed the property is well worth looking into, and suggested exploring financial planning which may work for Mr. Long and his family. He noted that the determination to purchase will be constrained by fair market value. Member Perock requested Mr. Guzman to continue dialogue with the Utilities Division with regard to financing. Member Riedl expressed support for acquiring the land for the purpose of utilities and water rights. He expressed concern over purchasing another private property and dedicating it to the USFS. He expressed a preference to consider the opportunity based on how it would best serve the local community. Chairperson Hartman advised he is familiar with the parcel, and described its characteristics. He expressed support for pursuing acquisition, and noted the parcel meets many of the Open Space Program criteria. Member Scott agreed with Member Perock's comments in terms of managing the watershed. He expressed support for partnering with the Utilities Division on watershed areas. He advised that part of the parcel did not burn, and that past logging was done fairly carefully. Mr. Guzman displayed a topographic map and pointed out the subject property. Chairperson Hartman noted the need for an appraisal, and called for public comment.

(6:58:58) Tom Keeton expressed the opinion there should be "virtually unlimited access" to the public no matter how the property is acquired. Chairperson Hartman advised of an area which is very wet and should be restricted. Member Scott agreed, in general, with Mr. Keeton's point. He expressed the opinion that watershed management properties should not be overly restricted within the ability of the resource to sustain access.

In response to a question, Mr. Guzman advised that, with the committee's approval, he will be discussing commitments with Mr. Long. He further advised that appraisal will cost \$5,000 to \$6,000, and noted the importance of a commitment or to enter into an agreement to divide the cost of appraisal. Chairperson Hartman expressed the belief that Mr. Long will understand the fair market value constraint. He requested Mr. Guzman to research the water rights. Member Scott clarified an earlier comment regarding appraisal costs. Chairperson Hartman entertained a motion. **Member Riedl moved to authorize the Open Space Manager to enter into negotiations with Mr. Bill Long in order to assess the feasibility of a land conservation transaction for property located at Waterfall Road, consisting of 200 acres, APN 7-061-02, as well as getting the Utilities Division involved in considering cooperative uses and / or purchase of the property. Member Lincoln seconded the motion. Motion carried 4-0-1, Member Scott abstaining.**

3-E. ACTION TO AUTHORIZE AN INCREASE IN BUDGET FOR THE LOMPA WETLAND REHABILITATION PROJECT, TASK ONE, LOCATED ON LOMPA LANE (7:04:21)

- Mr. Guzman reviewed the staff report. Member Scott discussed the importance of this project moving forward. Mr. Guzman acknowledged the increase is within the realm of what is necessary. Member Scott provided an overview of discussion of this item from the April committee meeting. Mr. Guzman explained the increase. Member Riedl provided additional detail of the discussion which took place at the April committee meeting, and agreed the project should move forward. Chairperson Hartman called for public comment and, when none was forthcoming, entertained a motion. With the understanding that Public Works will fund the planner position for an extended period of time, **Member Scott moved to increase the budget by \$4,000 as part of Task 1 of the Lompa Wetlands Rehabilitation project. Member Perock seconded the motion. Motion carried 5-0.**

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 15, 2006 Meeting

Page 5

3-F. STATUS REPORT ONLY ON THE FUELS REDUCTION PROJECT, THROUGH THE USE OF SHEEP ON THE AREAS AFFECTED BY THE WATERFALL FIRE (7:07:54) - Mr. Guzman reviewed the staff report and associated costs. He responded to questions with regard to moving the sheep across the highway. Member Scott advised of having spoken with Ted Borda, who expressed enthusiasm over the opportunity. Member Riedl conveyed positive feedback from various residents below C-Hill and from a class of school children who visited the sheep as part of a field trip. He expressed the opinion the project had been very successful. Chairperson Hartman advised of having also received positive comments. Member Scott expressed appreciation for the interagency cooperation. Mr. Guzman agreed, and expressed appreciation to the Public Works personnel who took care of cleaning Clearview Drive and the area of the Casino Fandango after the sheep were moved. He acknowledged he would keep the committee posted.

3-G. STATUS REPORT ONLY ON THE REFORESTATION PROJECT IN AREAS AFFECTED BY THE WATERFALL FIRE (7:14:59) - Mr. Guzman reviewed the staff report and narrated pertinent photographs. In response to a comment, he reviewed the process for preparing frozen trees for planting. Member Scott expressed appreciation for the all time and effort invested by Nevada Division of Forestry personnel. Mr. Guzman agreed. Member Perock suggested a resolution of appreciation would be appropriate. Chairperson Hartman suggested this committee could pass the resolution and forward it to the Board of Supervisors.

3-H. DISCUSSION AND ACTION TO SELECT DATES TO CONDUCT FIELD TRIPS WITHIN PRIORITY OPEN SPACE AREAS, INCLUDING THE CARSON RIVER, HILLSIDES SURROUNDING EAGLE VALLEY, AND IRRIGATED PASTURES (7:19:02) - Mr. Guzman requested input of the committee members regarding available dates. Member Scott noted the various dates listed in the staff report, and Mr. Guzman suggested designating one weekend per month. Discussion followed.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF - None.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:24:53) - In response to a question, Mr. Guzman provided information on the raft trip scheduled for Friday, June 2nd.

5. FUTURE AGENDA ITEMS - Previously covered.

6. ACTION ON ADJOURNMENT (7:26:01) - Member Scott moved to adjourn the meeting at 7:26 p.m. Member Riedl seconded the motion. Motion carried 5-0.

The Minutes of the May 15, 2006 Carson City Open Space Advisory Committee meeting are so approved this 19th day of June, 2006.

STEPHEN D. HARTMAN, Chair