A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, November 20, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Assistant
Lee Plemel, Planning Division Principal Planner
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 (6:00:35) **-** Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:00:56) - None.

1. ACTION ON APPROVAL OF MINUTES - September 5, 2006 and October 16, 2006 (6:01:10) **-** Member Fischer moved to approve the September 5, 2006 minutes. Member Scott seconded the motion. Motion carried 7-0. Member Riedl moved to approve the October 16, 2006 minutes. Member Lincoln seconded the motion. Motion carried 7-0.

2. MODIFICATIONS TO THE AGENDA (6:01:03) - None.

3. AGENDA ITEMS:

3-A. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH MANAGEMENT RECOMMENDATIONS AND A PRIORITIZED LIST REGARDING THE FEDERAL LANDS BILL MAP. THE FEDERAL LANDS BILL MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY WHICH WILL CONSIST OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE

OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (6:02:05) **-** Mr. Guzman introduced Mr. Plemel, Ms. Ritter, Mr. Moellendorf, and Ms. Madden. He provided background information on this item, and an overview of the staff report. He referred to the federal lands bill map which was displayed in the meeting room, and advised that polygon #1 had been split. Nevada State Parks has requested transfer of polygon 1A, and polygon 1B has been recommended for retention by Carson City. Mr. Guzman pointed out the parcels recommended for management by the City. Member Perock suggested that Mr. Guzman contact the Nevada State Parks Administrator to discuss other parcels in which Nevada State Parks may be interested. In response to a question, Mr. Guzman pointed out parcels between the Lake Tahoe watershed and the upper end of Ash/ Kings Canyons. In response to a further question, Mr. Guzman advised that polygon 1A is proposed to be gifted to Nevada State Parks by Carson City and managed as part of the Nevada State Parks system. Chairperson Hartman inquired as to Nevada State Parks lands management practices. Mr. Guzman advised that Nevada State Parks has a "very ambitious program." He pointed out project areas on the displayed map, and described forest management methods. He pointed out rehabilitation project areas addressed by the U.S. Forest Service and Nevada State Parks. In response to a question, he advised he would research Nevada State Parks lands management budgets. In response to a further question, he pointed out the route used to access polygon 1A.

In response to a question regarding the management cost tables included in the agenda materials, Mr. Guzman corrected a typographical error. He advised that one of the tables follows the recommendation of the draft map and the other accounts for all parcels and their management costs. In response to a further question, he reviewed the management costs. He responded to additional questions regarding costs associated with managing parcels 1A and 1B. He acknowledged a substantial increase in the management costs than has historically been allocated to the parcels. Member Riedl noted that a very high level of management is being considered. In response to a comment, Mr. Guzman advised that the management costs reflect the highest level of land management methods on all lands owned by the City

(6:24:09) Ms. Ritter explained that the calculations are based on an annualized cost for work to be done every five years, but the funding should accumulate every year. Chairperson Hartman noted that parcel 1 represents "the premier watershed area" of the community. He inquired as to increased costs borne by the water utility as a result of the Waterfall Fire. Ms. Ritter acknowledged the costs, and suggested the Waterfall Fire may still have occurred considering the length of the drought and the conditions which existed at the time of the fire. Chairperson Hartman pointed out that, in addition to the visual aspect of the property, its use as a watershed from the community's standpoint is the biggest asset. Ms. Ritter advised that participation by the Utilities Division has been considered. Chairperson Hartman discussed the importance of protecting the community's watershed, and couldn't see any reason for ever turning the property over to the U.S. Forest Service. He suggested managing the property according to its watershed and visual values, and the possibility of considering a cooperative agreement with Nevada State Parks. He expressed opposition to giving up watershed property anywhere in the community. Member Perock provided historic information on the State's acquisition of Marlette Lake.

Member Scott expressed a willingness to consider the Nevada State Parks request, but disagreement for including the parcel in the federal lands bill. He expressed concern over the watershed issue as far as continuity of Carson City's management. He referred to the management cost estimates, and suggested they are “far enough above the ideal to really color the whole picture” in a way that may not be objective in terms of substantially upgrading past management practices and providing the kind of protection needed to minimize fire susceptibility. Member Perock agreed that any transfer from the City to the State should be done in the form of a bill draft request to the State legislature. Mr. Guzman explained that clarity is the purpose for including the request at the time recommendations are presented to the Board of Supervisors. In the end, there will be one federal lands bill map representing the City’s recommendations.

Mr. Guzman noted the importance of parcel 6 in that it will tie together other City properties. He advised of the expense associated with maintaining parcel 6 as it interfaces with the Lakeview subdivision and with a road. He described the location of parcel 6, and acknowledged that it is also forested watershed property. He acknowledged the committee’s recommendation to manage all the pieces previously identified as parcel 1. Member Scott inquired as to the parcels which make up the Borda Meadow, and Mr. Guzman pointed them out on the displayed map. He described the characteristics of the property, and advised of Member Scott’s suggestion to include the parcels in the federal lands bill request. Member Scott described the parcels as “a jewel for Carson City,” and noted their importance to the community’s watershed. He acknowledged additional costs associated with acquiring additional land, but reiterated the opinion that the parcels represent an asset for the City. Mr. Guzman advised that Mr. Borda had also expressed an interest in including the parcels in the federal lands bill. Chairperson Hartman provided historic information on acquisition of the parcels, and advised that the original deal intended for the City to own the parcels. Ms. Bollinger advised that Mr. Borda had communicated those exact words in a conversation which took place earlier in the day. Chairperson Hartman noted that nothing has been done to manage the property. Mr. Guzman advised he would identify the parcels on the draft map. Member Scott suggested the parcels could also be valuable for flood plain management. He noted the multiple potential benefits of open space in the community’s watershed areas. Chairperson Hartman advised of a small reservoir on the property.

Mr. Guzman continued reviewing the staff report in conjunction with the displayed federal lands bill map. He acknowledged the possibility of a regional shooting facility, and discussed property being considered by the users. Member Scott expressed an interest in comments and recommendations provided by other advisory committees. Mr. Guzman provided background information on the citizen participation program associated with the federal lands bill map. He discussed the regional park facility proposed for the Silver Saddle Ranch, the recommendation to designate parcel 40 as a recreation / open space area, and the recommendation to include Prison Hill. He pointed out parcels to which Public Works officials have agreed to consider allocating funding. He responded to questions regarding management costs estimated for Silver Saddle Ranch and Prison Hill. He discussed comments and recommendations received regarding parcels 30 and 33. Chairperson Hartman called for public testimony.

(7:00:50) Tom Keeton expressed the belief that the City should acquire as much property as possible in consideration of having no control over the future disposition of federal lands. He acknowledged considerations associated with management funding, and expressed an interest in reviewing the management cost estimates. He read into the record the Parks and Recreation Commission’s motion, and advised that it had passed unanimously. He noted that the Parks and Recreation Commission’s action supported the positions expressed at the October 25th Planning Commission meeting and the November 1st Carson River Advisory Committee meeting. With regard to management cost estimates, Mr. Keeton expressed the opinion that the BLM is not currently doing a “Cadillac job” of management. He expressed the further opinion that the City can do better without doing a "Cadillac job." In consideration of management costs, he suggested prioritizing according to what can be done within the budget. He reiterated a preference for the City to acquire as much of the federal land as possible and then "find a way to pay for it." He expressed an interest in hearing more about relocation of the rifle and pistol range.

Chairperson Hartman called for additional public comment; however, none was forthcoming. He referred to the management costs included in the agenda materials, and advised of having carefully reviewed them. He noted a great number of parks and recreation and utility uses, and the identification of only "one pocket" of funding. He further noted multiple uses designated for the parcels, including the potential for future trails, existing trails, or primarily trails. Mr. Guzman acknowledged that the estimated costs don't account for participation. Chairperson Hartman expressed the belief that active management of the watershed benefits the Utilities Division and the community, and that the Utilities Division should participate. He expressed an interest in calculating a reasonable allocation. He acknowledged the need to switch the focus of the Open Space Program from acquisition to management, but noted the importance of sharing costs appropriately. He advised of a variety of issues regarding the liability set aside, but that he would discuss them at a future meeting.

Member Scott concurred, and noted benefits to the storm drain utility, the water utility, the Open Space Program, and parks. He expressed the belief that the Open Space Program should take the lead and "perhaps even provide the bridge" that allows for reconciliation of relative benefits and merits. He expressed the opinion the federal lands bill represents a one-time opportunity. Considering federal budgets, management potential by federal agencies is only going to get worse. "This is the opportunity to bring things closer to home ... bringing with it the accountability as well as the fact that we're going to have to be the managers or ... part of the management team." Member Scott advised this was his perception of the feedback received from the community over the years. "It's a put your money where your mouth is situation," and Member Scott expressed a willingness to do so. He clarified that the management cost estimates provide an idea of management techniques and a place to start.

Vice Chairperson Jacquet inquired as to whether the federal lands bill proposal will benefit the Open Space Program in the end. Mr. Guzman expressed the belief that the opportunity is unique and that the City is capable of more effectively managing the land and being more accountable for the outcome. He expressed the further belief that the process will net a "substantial amount of lands" that do deserve to be considered within the category of open space. Chairperson Hartman agreed with Mr. Guzman, and expressed opposition to being "hamstrung like we were with the Waterfall Fire." He commented that events such as the Waterfall Fire require rapid and decisive action. To consider not being able to manage the watershed would be a disaster for the community, particularly with regard to one of its most important resources. Chairperson Hartman expressed the belief there is no question the City will be more capable of managing the lands. He expressed support for entering into an overall management agreement with the U.S. Forest Service wherein the City could accomplish the necessary EIS requirements and then manage the watershed.

Member Riedl commended staff for developing the management cost estimates. He expressed a preference for overestimating costs at the present time. He suggested the cost estimates can be pared down after determining the maintenance responsibility of other departments, and developing a comprehensive funding plan. He expressed a willingness to provide the emphasis behind the funding plan. He discussed the importance of effective management, and suggested investing in management system software. He advised that effective management will yield a return of lower costs. Member Scott reviewed and discussed costs associated with the brush hog. He noted a number of utilities lands which had not been included in the federal lands bill that should be incorporated into an overall management concept. He suggested the need for considering a more comprehensive open space / watershed management plan.

Mr. Moellendorf commented that the discussion represented a starting point. With regard to management funding, he acknowledged the focus on the Open Space Program because much of the land has primarily open space potential. He agreed with the suggestion to begin defining maintenance responsibility, and assigning costs accordingly. He advised that the areas which have a higher potential for parks and recreation use now will be considered open space until they become actively managed. At that time, those management costs may be shifted to parks and recreation. "At this point, it's almost too general and we haven't really identified the distinctions ... to really sort those items out ..." Mr. Moellendorf expressed appreciation for the discussion, and agreed that assigning costs will need to be considered in the very near future. Member Scott expressed the opinion that the public would reaffirm a small increment, at the storm drain utility level or at the water bill level, as potentially a huge benefit when coupled with a significant majority of the cost being funded from the Open Space Program. He expressed no objection to the concept that it may take a while for that portion of a funding mechanism to be put in place, and for committing open space funding, in the short term, to serve as a bridge to that point.

In response to a question, Mr. Guzman advised that the advisory committees' recommendations to the Board of Supervisors are cumulative. He expressed the opinion that "99 percent" of this committee's recommendations are reflected in the federal lands bill map. He reviewed the Parks and Recreation Commission's recommendation, and the recommended action outlined in the staff report. In response to a comment, Mr. Guzman read into the record written comments from Eddie Mayo. He reviewed needed actions by the committee. Chairperson Hartman expressed a preference for managing polygon 1A, continuing to work with Nevada State Parks to develop a joint management agreement, and submitting a bill draft request at the next legislative session. Mr. Guzman reviewed action taken by the committee at the October 16th meeting.

Discussion took place regarding possible action, and Chairperson Hartman entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors approval of the federal lands map draft 2, with the following exceptions: that polygons 1A and 1B remain in Carson City ownership and pursue a bill draft to potentially consider a joint use agreement with Nevada State Parks on polygon 1A; that polygons 27, 28, 29, and 39 be included for acquisition by Carson City; and that the Borda Meadows, including the back side of C-Hill and the C, be included for acquisition by Carson City.** Vice Chairperson Jacquet recommended an amendment to qualify transfer of polygons 27, 28, 29, and 39 for the purpose of open space recreation and trail use. **Member Riedl agreed and so amended his motion. Member Perock seconded the motion.** Following discussion, **Member Riedl further amended his motion to either retain or acquire from the U.S. Forest Service polygons 2, 3, 4, 5, 6, and 7. Member Perock continued his second.** Member Riedl responded to questions of clarification. Chairperson Hartman restated the motion, and called for a vote. **Motion carried 7-0.**

Discussion took place regarding the management cost estimates, and Chairperson Hartman referred to a previous suggestion to work with other departments to develop a joint management plan. In response to a question, Mr. Guzman advised that Open Space Program funding can be allocated to properties owned by the Open Space Program. He referred to Waterfall Fire rehabilitation projects on which he and Ms. Bollinger have worked. Member Riedl expressed difficulty in committing funding until a comprehensive plan is developed, especially since no information was provided on the recommended $1 to $3 million set aside. He suggested the cost estimates are reasonable based upon some comprehensive shared cost plan to be determined and reviewed by this committee prior to budgeting funds. Member Scott suggested separating the operation and maintenance concepts from the fire suppression set aside. He noted that the committee, through Open Space Program staff, has provided a significant benefit in fire-related rehabilitation, analysis, and other work to properties already owned by the City. He acknowledged the concern over financial responsibility for future fire, and expressed the opinion that the Open Space Program has already proven reliability. He further acknowledged that additional management will be required with acquisition of additional land. He expressed a hesitancy to discuss a $1 to $3 million set aside "without a whole lot more information on which to base any ... decision." He expressed a willingness to consider a statement addressing operation and maintenance of lands which may be acquired, subject to individual or collective parcel plans, so that appropriate treatments can be administered in a logical manner. He advised of available funds for fire rehabilitation over the course of the next couple years, and suggested that work needs to continue in that area. He concurred with Member Riedl's comments, but suggested providing a recommendation to the Board of Supervisors in terms of management commitment. **Vice Chairperson Jacquet moved to recommend to the Board of Supervisors that Open Space funding is available for management of transferred federal lands that become part of the Open Space Program. Member Fischer seconded the motion.** Chairperson Hartman commented that the purpose of the federal lands bill is not to reallocate risk or liability. He expressed a willingness to manage lands in such a way as to avoid catastrophe in the next fire. He called for a vote on the pending motion; **motion carried 7-0.**

Mr. Guzman acknowledged that this committee would likely have a say in the future disposition of lands to which Open Space funding has been allocated for management and fire suppression. He advised that Public Works Director Andrew Burnham has expressed a willingness to allocate funding to cover the proportional share of utilities costs. Mr. Burnham concurs with Carson City retaining ownership of watershed lands. Chairperson Hartman expressed the opinion that the citizens understand the significance of the watershed lands to the community. He agreed that Public Works Department representatives also understand the significance and have expressed support for retaining watershed lands.

In response to a question, Chairperson Hartman advised that the Open Space Master Plan element provides for the opportunistic acquisition of property pursuant to the stated priorities of the master plan. He expressed the belief that a great deal of attention has been and continues to be devoted to River properties. He noted the significance of the view shed, as a stated priority of the master plan, and the priority of rehabilitating the west side in the aftermath of the Waterfall Fire. Member Scott expressed a reluctance to prioritize properties, and the opinion that, with management planning and financial prioritization, he "would want to take on everything." He reiterated a willingness to take on the responsibility of management with the assistance of "other beneficiaries." He expressed a preference for "all of the above." Mr. Guzman advised he would convey the committee's sense of priority. Vice Chairperson Jacquet recalled that the Open Space Master Plan element designates the Carson River, hillsides, and irrigated farmland as priorities but not in any particular order. Chairperson Hartman agreed based on the opportunistic provisions of the master plan.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE USE OF SHEEP FOR FUELS REDUCTION WITHIN THE CARSON RANGE FOOTHILLS (7:55:04) **-** Ms. Bollinger reviewed the staff report. She responded to questions regarding last year's project, and recommendations for the upcoming year. She advised of having met, earlier in the day, with Ted Borda and of having reviewed the federal lands bill maps. In response to a question, she advised that Mr. Borda has three bands of sheep available. In response to a question, Mr. Guzman advised that a proposal will be submitted to the committee, in January 2007, to recommend permanently funding Ms. Bollinger's position. Member Scott discussed the importance of prioritizing this process.

Mr. Guzman advised of Mr. Borda's interest in pursuing a five to ten year contract which would provide the opportunity to determine the best areas to encamp the sheep bands. He pointed out areas, on the displayed map, for which Mr. Borda has a grazing permit. Mr. Borda has a visual concept of how to cost effectively move sheep around the valley to create fuel breaks. Chairperson Hartman suggested a five to ten year contract is likely not possible, but requested Ms. Madden to look into the possibility of extended contracts. Ms. Bollinger advised that Mr. Borda had offered to pay this year's shipping costs. Chairperson Hartman entertained a motion, and Member Scott advised he would abstain from voting on the motion. **Member Lincoln moved to provide the Board of Supervisors with recommendations regarding the use of sheep for fuels reduction within the Carson Range foothills for the year 2007. Member Fischer seconded the motion.** Chairperson Hartman called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 6-0-1, Member Scott abstaining.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (8:06:59) - Mr. Guzman reviewed the "FYI" items included in the agenda materials. He reported that the Raffety wetlands project is progressing well. The Anderson / Jarrard appraisal will be done in the near future following a meeting with water utility staff regarding water rights. Attorney Chris MacKenzie and Mickey Anderson have been kept informed of the progress. Mr. Guzman anticipates the appraisal reports will be submitted within 45 days. He advised of continued work on the Horse Creek Ranch conservation easement. He anticipates that Nevada Division of State Lands staff will submit a revised draft funding agreement and deed restrictions in the near future. He advised of continued concerns, on the part of the Schulz family, regarding the proposed lodge. Mr. Guzman anticipates that the appraisal report for the Desormier property will be submitted in approximately 45 days. The appraisal for the Wilson property is anticipated to be done prior to the first snowfall. Mr. Guzman advised of two new proposals, a two-acre parcel near the River and the Steidly property, which will be presented to the committee in the near future. He reported on the progress of cabin demolition on the Swafford property. (8:12:08) Ms. Bollinger provided an overview of the Collaborative Watershed Management and Research in the Great Basin Conference, descriptive materials for which were included in the agenda materials. In response to a question, she advised of having discussed, with University of Nevada Cooperative Extension Director JoAnne Skelly, the possibility of utilizing goats for a fuels reduction project in 2007.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (8:06:30) - Member Scott expressed appreciation for Toiyabe Chapter of the Sierra Club Chair Tina Nappe's comments in the November 3, 2006 letter which was included in the agenda materials. (8:12:55) Member Scott expressed appreciation for the efforts of Mr. Guzman and Ms. Bollinger. He referred to the billing statement from RCI, which was included in the agenda materials, and suggested it represented sufficient evidence for making Ms. Bollinger's position permanent. He advised that many of RCI's services are required because of Ms. Bollinger's limited number of hours. He suggested that RCI "can teach but shouldn't be a long-term fixture." He applauded development and enhancement of Ms. Bollinger's position. Chairperson Hartman agreed.

5. FUTURE AGENDA ITEMS - Previously covered.

6. ACTION ON ADJOURNMENT (8:15:10) **-** Member Fischer moved to adjourn the meeting at 8:15 p.m. Member Scott seconded the motion. Motion carried 7-0.

The Minutes of the November 20, 2006 Carson City Open Space Advisory Committee meeting are so approved this 18th day of December, 2006.

____
STEPHEN D. HARTMAN, Chair