

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 16, 2009 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, March 16, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Teri Green-Preston
Tricia Lincoln
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Coordinator
Moreen Scully, 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. These materials are available for review in the Clerk-Recorder's Office during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:01:57) - Chairperson Hartman called the meeting to order at 6:01 p.m. A quorum was present. (6:03:08) Mr. Guzman introduced Ms. Scully, and Chairperson Hartman welcomed her.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:02:12) - None.

1. ACTION ON APPROVAL OF MINUTES - January 26, 2009 (6:02:20) - Member Riedl moved to approve the minutes. Member Scott seconded the motion. Motion carried 7-0.

2. MODIFICATIONS TO THE AGENDA (6:02:45) - None.

3. AGENDA ITEMS:

3-A. ACTION TO ELECT AN OPEN SPACE ADVISORY COMMITTEE CHAIRMAN AND VICE CHAIRMAN FOR THE 2009 CALENDAR YEAR (6:03:50) - Mr. Guzman introduced this item. Vice Chairperson Jacquet nominated Steve Hartman as chairman. Member Scott seconded the nomination. When no further nominations were forthcoming, Member Riedl nominated Dan Jacquet as vice chairman. Member Fischer seconded the nomination. Chairperson Hartman called for additional nominations; however, none were forthcoming. Nominations carried 7-0.

3-B. DISCUSSION AND POSSIBLE ACTION REGARDING THE ORGANIZATION OF A VOLUNTEER PROGRAM IN RELATION TO THE LANDS ADMINISTERED BY THE OPEN SPACE PROGRAM AND THE PARKS AND RECREATION DEPARTMENT (6:05:23) - Mr. Guzman introduced this item, reviewed the staff report, and invited Dr. Rob Bauter and Mr. Richard Wipfli

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to the meeting table. (6:09:58) Mr. Wipfli provided background information on Dr. Bauter's proposal to organize a volunteer program. (6:11:14) Dr. Bauter discussed an interest in serving as "a presence" on open space property. Mr. Wipfli described the purpose and function of the Coast Guard Auxiliary as a possible model for the volunteer program.

Member Scott expressed appreciation for the proposal, and support for volunteers serving as "eyes and ears" with reporting responsibility. He discussed the importance of open space advocates, and expressed support for pursuing further consideration of the program. In order to avoid liability issues, Member Green-Preston suggested developing a "friends of" organization to which members pay dues. Chairperson Hartman expressed support for the proposal, and concern over ensuring that the potential for volunteer liabilities would also be covered.

Chairperson Hartman entertained a motion. **Member Lincoln moved to request the staff to continue work on the development of a volunteer program. Member Scott seconded the motion,** and requested staff to ensure that the committee has authority to move forward and make recommendations to the Board of Supervisors. Dr. Bauter advised of having discussed the proposal for over a year. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.** The committee members thanked Mr. Wipfli and Dr. Bauter for their attendance and presentation.

3-C. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS ACCEPTANCE OF THE SILVER SADDLE RANCH AND CARSON RIVER WORKSHOP AND DESIGN CHARRETTE FINAL REPORT AND RECOMMENDATIONS

(6:21:11) - Mr. Guzman introduced this item. Member Scott noted that Members Jacquet, Lincoln, Riedl, and former Member Perock had participated in the public workshop and charrette process. Member Riedl noted the diversity of citizens who had participated in the charrette process, and the importance of the process to the federal lands bill and future endeavors. Mr. Guzman reviewed the staff report and, in conjunction with displayed maps, the charrette summary which was included in the agenda materials. He responded to questions of clarification regarding the maps included in the summary.

Chairperson Hartman commended the comprehensive charrette summary. Mr. Guzman advised that the subject presentation will next be made to the Planning Commission and then the Board of Supervisors. Vice Chairperson Jacquet discussed the intent of the charrette process to consider "all the existing plans ... and summarize the major components ..." He described the charrette summary as "a compilation of a dozen existing plans. ... This ... puts it together and ... integrates those plans under some broad concepts about managing the ecosystem and public uses ..." Vice Chairperson Jacquet discussed the collaborative nature of the charrette process to accommodate a diverse representation of uses. He noted the "overriding theme" of properly managing the River corridor and the flood plain. He commended Mr. Guzman's presentation, and expressed appreciation for the City's participation in the public workshops and charrette process. He commended the Friends of Silver Saddle Ranch leadership, and expressed appreciation for the National Park Service grant funding and staff participation. He thanked the committee members for their participation in the process.

Chairperson Hartman discussed the importance of the charrette summary serving as an overarching plan to all the others. Member Scott commended the time and effort invested in the charrette summary, and suggested that it will be considered as a "vision for our whole area ..." He further suggested that the charrette summary serves as an important milestone, and discussed the importance of formally recognizing

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the efforts invested. Vice Chairperson Jacquet reiterated the importance of the public workshops and charrette process to the federal lands bill process. Mr. Guzman acknowledged that previous GIS work commissioned by this committee was included in the charrette summary. Chairperson Hartman again commended the “impressive work” represented by the summary. Mr. Guzman advised he would convey the committee’s compliments to FOSSR President Nancy Santos and Anne Dove, of the National Park Service. He reiterated that presentations will be made to the Planning Commission and the Board of Supervisors.

Chairperson Hartman called for public comment and, when none was forthcoming, entertained a motion. **Member Riedl moved to recommend to the Planning Commission and the Board of Supervisors acceptance of the Silver Saddle Ranch and Carson River Workshop and Design Charrette final report and recommendations. Vice Chairperson Jacquet seconded the motion. Motion carried 7-0.**

3-D. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE STAFF TO WORK TO COMPLETE THE RIGHT-OF-WAY EASEMENT AND DOCUMENTS NEEDED TO COMPLETE THE V&T TRAIL NORTH OF COMBS CANYON ROAD (6:55:49) - Mr. Guzman introduced this item, and reviewed the staff report in conjunction with a displayed topographic map. In response to a question, he advised that long-term maintenance responsibility has not yet been determined. He suggested first facilitating the right-of-way and then determining the method and the funding for improvement and maintenance of the trail. Member Riedl advised of federal grants for multi-use paths, the allocation of which are contingent upon demonstrating property rights. Discussion followed, and Vice Chairperson Jacquet discussed the importance of the City having “an interest in that route.” He thanked Mr. Guzman and Mr. Moellendorf for agendizing this item, and expressed support for staff’s recommended action. Chairperson Hartman emphasized the importance of financial cooperation from other City departments. Member Scott expressed support for staff’s recommended action. Mr. Guzman noted the connectivity represented by the right-of-way easement.

Chairperson Hartman entertained a motion. **Vice Chairperson Jacquet moved to authorize staff to complete the right-of-way easements and documents necessary to complete the V&T Trail north of Combs Canyon Road. Member Fischer seconded the motion.** Chairperson Hartman entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 7-0.**

3-E. DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY OPEN SPACE FUNDING PRIORITIES AND EXISTING FINANCIAL RESOURCES (7:07:53) - Mr. Guzman introduced this item, and reviewed the pertinent agenda materials. Member Scott advised of the possibility that some of the west-side Andersen properties may become available. Mr. Guzman described the location and open space values of the Andersen Ranch at the corner of Ormsby Boulevard and Kings Canyon Road. In response to questions, he provided status reports on the Joost project and the Bawden / Millard donation. Chairperson Hartman provided a status report on the Vidler donation, and Member Scott discussed the “great linkage” it will provide.

Chairperson Hartman reviewed a February sales and gaming tax synopsis produced by the Legislative Counsel Bureau, which indicated a sales tax by county “year-over-year reduction of 23.4 percent.” He noted a 13.5 percent reduction from July 2008 to November 2008. He further noted that the decline began in September, October and November 2008, and emphasized the importance of the committee maintaining a very realistic view of anticipated sales tax revenues. He discussed the committee’s history of

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“parsimonious use of the public’s money.” He expressed doubt over the \$700,000 budget projection, and discussed the importance of marshaling open space assets, maintaining open space acquisitions, and continuing to work on pending open space opportunities. Member Lincoln noted decreasing property values, and Chairperson Hartman emphasized the Open Space Program mandate which prohibits paying more than fair market value for any acquisition. He discussed the possibility of “structuring deals over time,” and the importance of ensuring sufficient funding to maintain open space acquisitions. In response to a question, he discussed a proffered change to reduce charitable deductions which would effect the potential for open space donations. He reiterated the importance of “getting a handle on our dollars,” and continuing to be fiscally conservative. Member Riedl agreed, noting locally declining revenues and the likelihood of federal budgets being less “robust.” Mr. Guzman acknowledged anticipating approximately \$2 million in reimbursements from federal and state grants. Member Riedl suggested these may be “a little bit long in coming.” He further suggested that private property owners may be interested in liquidating assets and so noted the possibility of quickly extinguishing Open Space Program funds. He reiterated agreement with the importance of giving careful consideration to ensuring sufficient funding for maintenance of open space acquisitions and to future acquisitions.

Chairperson Hartman suggested reagendaizing this item for further discussion at a future meeting. In response to a previous question, Mr. Guzman advised that private property owners seem to be in a “waiting mode” until land prices increase again. He acknowledged this will provide the Open Space Program revenues an opportunity to “recuperate.” He further advised of having made an offer on the Serpa property; however, the V&T Railway Commission has made no offer to Mr. Serpa or Mr. Bently. He explained that a 50-foot wide corridor is needed for the V&T Railway reconstruction. He acknowledged the importance of ensuring that acquisition of any remainder property is truly an open space purpose. Vice Chairperson Jacquet noted the management liability associated with the federal lands bill, and discussion followed. Consensus of the committee was that no formal action was necessary.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:39:09) - In response to a question, Ms. Bollinger reviewed this year’s proposed fuels reduction project in conjunction with a displayed map. She responded to questions of clarification, and a brief discussion followed.

MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. **FUTURE AGENDA ITEMS** - Previously covered.

6. **ACTION ON ADJOURNMENT (7:45:40)** - Member Fischer moved to adjourn the meeting at 7:45 p.m. Member Scott seconded the motion. Motion carried 7-0.

The Minutes of the March 16, 2009 Carson City Open Space Advisory Committee are so approved this 27th day of April, 2009.

STEPHEN D. HARTMAN, Chair