

# CARSON CITY OPEN SPACE ADVISORY COMMITTEE

## Minutes of the February 28, 2011 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, February 28, 2011 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Vice Chairperson Dan Jacquet  
Member Terri Green-Preston  
Member Tricia Lincoln  
Member Howard Riedl  
Member Bruce Scott

**STAFF:** Roger Moellendorf, Parks and Recreation Department Director  
Juan Guzman, Open Space / Property Manager  
Ann Bollinger, Natural Resources Specialist  
Tina Russom, Deputy District Attorney  
Tamar Warren, Deputy Clerk / Recording Secretary  
Transcribed by: Deputy Clerk / Recording Secretary Kathleen King

**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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

**CALL TO ORDER AND DETERMINATION OF A QUORUM (6:00:37)** - Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. A quorum was present; Member Fischer was absent. Member Green-Preston arrived at 6:02 p.m.

**CITIZEN COMMENTS (6:01:05)** - Vice Chairperson Jacquet entertained public comment. (6:01:09) On behalf of Carson Water Subconservancy District Watershed Coordinator Genie Azad, University of Nevada Cooperative Extension Weed Coalition Coordinator Margie Evans invited the committee members to attend the Carson River Coalition forum, scheduled for Tuesday, March 22<sup>nd</sup>. Ms. Evans provided an overview of the forum topic, "Growing a Healthy Watershed," and advised that flyers were available in the meeting room. Vice Chairperson Jacquet commended the Carson River Coalition as "a great, grass roots organization that's benefitted Carson City over the last 13 - 14 years, since the 1997 flood." He thanked Ms. Evans for her invitation.

**1. ACTION ON APPROVAL OF MINUTES - November 30, 2010 (6:02:22)** - Member Riedl moved to approve the minutes. Member Scott seconded the motion. [Member Green-Preston arrived at 6:02 p.m.] Vice Chairperson Jacquet called for a vote on the pending motion; motion carried 5-0.

**2. MODIFICATIONS TO THE AGENDA (6:03:09)** - At Mr. Guzman's request, item 3-E was withdrawn. At his further request, item 3-G was addressed prior to item 3-B.

**3. AGENDA ITEMS:**

**3-A. ACTION TO ELECT A CHAIR AND VICE CHAIR FOR 2011 (6:04:10)** - Vice Chairperson Jacquet introduced this item, provided background information, and advised that Steve Hartman had recently resigned from the committee. Vice Chairperson Jacquet entertained nominations for chair. **Member Riedl commended Vice Chairperson Jacquet's admirable service over the years and**

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**nominated him as chair. Member Scott seconded the nomination.** Vice Chairperson Jacquet acknowledged a willingness to serve, and entertained additional nominations. When none were forthcoming, he called for a vote on the pending nomination. **Nomination carried 5-0.**

Chairperson-elect Jacquet entertained nominations for vice chair. **Member Lincoln nominated Bruce Scott as vice chair. Member Riedl seconded the nomination.** Member Scott acknowledged a willingness to serve. Chairperson-elect Jacquet entertained additional nominations for vice chair and, when none were forthcoming, called for a vote on the pending nomination. **Nomination carried 5-0.**

**3-B. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE INVASIVE SPECIES AWARENESS WEEK, OCCURRING APRIL 25 THROUGH 29, 2011** (6:13:42) - Chairperson Jacquet introduced this item. Ms. Bollinger introduced University of Nevada Cooperative Extension Weed Coalition Coordinator Margie Evans, provided an overview of the presentation, and discussed the activities of the Weed Coalition.

(6:14:40) Ms. Evans narrated a PowerPoint presentation, provided her contact information, and strongly encouraged “every member of our community to be watching out for these weeds out of place.”

Chairperson Jacquet thanked Ms. Evans for her presentation, noting the committee’s concern over weed infestations. He acknowledged the ongoing effort and significant setbacks associated with lack of treatment. Ms. Evans acknowledged that Open Space Program funds have been previously allocated toward weed control. In response to a question, Mr. Guzman advised that the maintenance budget includes funding for weed control programs. He noted the statutory requirement for local governments to take responsibility for noxious weeds. In response to a question, he reiterated that the Open Space Program maintenance budget includes weed control. Vice Chairperson Scott discussed the importance of investing funding in weed control programs. “Several good years in a row of hitting the weeds and you can really begin to see the difference and then back off maybe a little bit at a maintenance level. ... It’s pay me now or pay me later a whole lot more.” Vice Chairperson Scott pointed out “it’s going to be a good year for weeds. There’s moisture everywhere.” He expressed strong support for funding weed programs and the opinion “it’s really critical from an open space perspective.” Mr. Guzman noted the benefit and effectiveness of addressing weed control through the University of Nevada Cooperative Extension Weed Coalition “because it unites the efforts of other counties and more expertise.” He advised of Ms. Bollinger’s suggestion for the Open Space Program volunteers to attend the Weed Warriors class.

Ms. Evans commended the partnership of the Open Space Program and the Parks and Recreation Department. She discussed the hoary cress infestation along the River, and advised that the Open Space Program and the Carson Water Subconservancy District had “covered the entire cost of treating this area ...” The area was replanted with “desirable grasses” last fall, and Ms. Evans expressed the hope that “some of this wonderful moisture” will “help out those seeds as well.”

Chairperson Jacquet thanked Ms. Evans, noting the relevance of the subject item to the Open Space Program’s mission. He expressed the hope that the committee’s recommendation to the Board of Supervisors will communicate the critical nature of weed abatement programs. He entertained public comment and, when none was forthcoming, a motion. **Vice Chairperson Scott moved to recommend to the Board of Supervisors the adoption of Invasive Species Awareness Week, occurring April 25 through May 1, 2011. Member Lincoln seconded the motion. Motion carried 5-0.**

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**3-C. ACTION TO AUTHORIZE STAFF TO RESEARCH THE ALTERNATIVE TO ACCOMPLISH A TRANSFER OF LANDS BETWEEN ROBERT POTTER AND CARSON CITY IN REFERENCE TO APNs 003-151-25 AND 009-014-05, LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF ORMSBY BOULEVARD AND KINGS CANYON ROAD (6:32:03)** - Chairperson Jacquet introduced this item, and Mr. Guzman reviewed the agenda materials in conjunction with a displayed map. At Chairperson Jacquet's request, Mr. Guzman pointed out the Pioneer Cemetery on the displayed map.

In response to a question, Mr. Guzman advised there is "no limitation on proportion and there is no prohibition on contemplating trades. The statutes simply require that it be done through appraisals." He acknowledged the intent for the City to trade the land and for the Open Space Program to manage the Potter property. The advantages to the City are the open space values, which Mr. Guzman enumerated, and utilities infrastructure. Vice Chairperson Scott expressed strong support for the acquisition as "an important element of that whole west side. ... people have been enjoying this for years." Vice Chairperson Scott described the subject parcel as "an ideal extension of the open space area and will fit nicely in what's already acquired by the City and what would be acquired through the Forest Service." He reminded the committee members of the "semi-vacant lot" at the end of Fifth Street which "leads right into the cemetery area." He commended Mr. Potter's patience, and expressed support for "work[ing] something out."

Member Riedl inquired as to the first step in ordering an appraisal on the Potter property. Mr. Guzman acknowledged the importance of the appraisal, but suggested first showing Mr. Potter the available City property "so that we won't waste time in an appraisal if there's nothing that he likes." Member Riedl agreed with earlier comments that "this is a valued piece of property that's being used today." He expressed appreciation for the Potter family's generosity in allowing public access over the years. Mr. Guzman acknowledged that the property is "highly valued on our Open Space plan." Member Lincoln suggested that the majority of Carson City residents are unaware the property is privately owned. Chairperson Jacquet expressed the hope that "there is some real feasibility here" relative to a potential trade. Mr. Guzman acknowledged the possibility, and reviewed various City properties with the potential for trade. [Member Lincoln left the meeting at 6:45 p.m. A quorum was still present.] Mr. Guzman acknowledged the intent to designate the property, if acquired, as open space with the appropriate deed restriction. Vice Chairperson Scott suggested designating the property as open space "with our normal restrictions subject to a utility easement." Mr. Guzman discussed a caution relative to ensuring there is no requirement to make the general fund whole.

(6:49:16) Robert Potter provided background information on the Patricia R. Potter Family Trust, and discussed the need to sell certain properties. He pointed out the "two separate parcels" on the displayed map. He expressed support for a trade in consideration of being able to accomplish the transaction quickly. He advised of interest in the hill advising that "it does represent the largest piece of undeveloped land zoned for housing in Carson City ..." He expressed no desire to "see houses up on the hill," or any other kind of development. He discussed a recent ceremony memorializing Sheriff Black, the original sheriff of the Nevada territory. He provided additional historic information on the cemetery, advised of having researched the Potter family's ownership of the same, and provided historic information on the original location of King Street, the Potter family home, the Lincoln Highway, the Wells Fargo stage line. In consideration of all the history, Mr. Potter suggested acquiring the Potter family home and turning it into "a ranch-type museum with interpretive trails heading over to the Pioneer Cemetery ..." He referred to Gardnerville's Dangberg Ranch and suggested Carson City should have a similar attraction. He

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emphasized “time is of the essence.” In response to a question, he advised of no deadlines but expressed concern over continued development pressure. He expressed a preference to have something done by the anniversary of Patricia Potter’s death, August 5, 2011.

Member Green-Preston inquired as to the possibility of a 1031 exchange, and Mr. Guzman expressed a willingness to look into it. **Vice Chairperson Scott** expressed support for directing staff to pursue negotiations, and **moved to authorize staff to proceed with the direction that we try to get Mr. Potter familiar with what might be available quickly so that he can determine whether it makes sense and then we can start an appraisal process if that’s the appropriate next step.** Mr. Potter suggested designating the transaction as an exchange of surplus property. Chairperson Jacquet entertained public comment and, when none was forthcoming, called for a second on the pending motion. **Member Green-Preston seconded the motion.** In response to a question, Vice Chairperson Scott assured the committee that his motion was concurrent with the recommended action outlined in the staff report. Chairperson Jacquet called for a vote on the pending motion. **Motion carried 4-0.** Mr. Guzman acknowledged Mr. Potter’s offer to lead a committee field trip, and advised that a schedule would be arranged.

**3-D. ACTION TO ADOPT THE WORK PLAN TOWARDS THE COMPLETION OF A MANAGEMENT PLAN FOR THE SILVER SADDLE RANCH AND SURROUNDING CARSON RIVER AREAS (7:03:50)** - Chairperson Jacquet introduced this item, and Ms. Bollinger reviewed the agenda materials. She invited the committee members’ comments. Vice Chairperson Scott noted the scope of the management plan includes the BLM easement and Carson City open space properties. With regard to trails, connectivity, and from the agricultural perspective, he suggested considering the Andersen and Jarrard properties as adjacent to and part of the same water system with the same potential for operations and management. He expressed appreciation for Consultant Mark Kimbrough’s involvement in consideration of the multi-use nature and background of the area. In response to a question, Ms. Bollinger anticipates completing the management plan in December 2011.

Mr. Guzman introduced Mr. Kimbrough, and provided background information on his career and volunteer experience. Mr. Guzman advised of having worked with Steve Walker on the baseline study, and of having scheduled a meeting between Mr. Walker and Mr. Kimbrough to ensure coordination of effort. Mr. Guzman acknowledged that all the stakeholders will be included in the process. “... all the ones that participated in the charrette and, if there are new ones, new ones.”

Chairperson Jacquet advised of his familiarity with the BLM easement, and expressed support for having a larger scope for the management plan. He expressed uncertainty over “blending ... too much” the City’s open space lands with the lands being acquired through the Omnibus Public Lands Management Act. He noted one of the purposes of the management plan to fulfill a requirement of the BLM easement “for the specific lands being transferred to the City by BLM.” One of the BLM’s roles will be to monitor the easement. Chairperson Jacquet suggested that, for ease of monitoring and demonstrating compliance with the easement, “you might segregate those lands in your plan ...” He acknowledged the various existing plans detailing natural and cultural resources, and recommended incorporating them into the management plan and, “in many cases ... updat[ing them].” He clarified there should be no reason to conduct new inventories and surveys, but noted “at least for the easement lands, a major focus is on natural resource management.” He expressed the opinion that an integrated plan for all of the lands along the Carson River, the Silver Saddle Ranch, and Prison Hill is “on the right track.”

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(7:20:31) Mark Kimbrough, of WashoZephyr Consulting, provided background information on his involvement with the Carson River Advisory Committee at the time the Carson River Master Plan element was developed. He assured the committee members that he has been “very careful about separating BLM’s easements, using the exact words from the conservation easement, to highlight those sections and all the rest is called the Carson River planning area. Just like the charrette did. They identified the same thing ...” He discussed the importance of the management plan to the community. He acknowledged the need for inventory, and discussed the input he is anticipating from the stakeholders meeting.

In consideration of water issues, Chairperson Jacquet recommended involving Vice Chairperson Scott in development of the management plan. Vice Chairperson Scott expressed a willingness to participate. He considered “the Mexican Ditch to be the essence of this whole area.” He is currently working on a number of things “which ... may be positive with regard to the whole water issue.” He noted the restrictions associated with the conservation easement, and suggested considering it as “a real asset for ... open space.” He noted the importance of carefully considering the conservation easement as “a solid basis” to ensure “that the open space properties are not utilized in a way that is not part of a plan ... [which] meets the resource constraints ... [and] needs.”

Chairperson Jacquet entertained public comments and, when none were forthcoming, a motion. **Member Riedl moved to adopt the work plan toward the completion of a management plan for the Silver Saddle Ranch and surrounding Carson River areas. Vice Chairperson Scott seconded the motion. Motion carried 4-0.**

**3-E. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE PROPOSED PARKS AND RECREATION DEPARTMENT’S 20-YEAR CAPITAL IMPROVEMENT PROJECT BUDGET - Withdrawn.**

**3-F. ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS PURSUANT TO A MEMORANDUM OF UNDERSTANDING WITH THE U.S. FOREST SERVICE TOWARDS THE DEVELOPMENT OF TRAILS WITHIN THE CARSON RANGE**

(7:28:51) - Chairperson Jacquet introduced this item, and Ms. Bollinger reviewed the agenda materials. In response to a question, Ms. Bollinger estimated the total distance of the trail at 6 to 7 miles, with approximately one mile in Carson City. In response to a further question, she reviewed the steps in the process which start with “public scoping.” In response to a further question, Chairperson Jacquet and Mr. Guzman provided additional clarification relative to the criteria which trigger an environmental assessment or an environmental impact statement. Discussion followed and, in response to a question, Ms. Bollinger reviewed the qualifications necessary to conduct the biological survey.

Chairperson Jacquet entertained additional committee member comments and public comments. When none were forthcoming, he entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors, pursuant to a memorandum of understanding with the U.S. Forest Service, toward the development of trails within the Carson Range. Vice Chairperson Scott seconded the motion. Motion carried 4-0.**

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**3-G. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A DEED OF CORRECTION PERTAINING TO THE VIDLER WATER COMPANY'S 39-ACRE PARCEL DONATION, APNs 10-681-01 AND 10-681-02, TO CARSON CITY (6:07:27)** - Chairperson Jacquet introduced this item, and Mr. Guzman reviewed the agenda materials. Vice Chairperson Scott provided background information on the purpose of the subject item, and discussion ensued. Chairperson Jacquet entertained additional discussion and, when none was forthcoming, a motion. **Member Lincoln moved to recommend to the Board of Supervisors the approval of a Deed of Correction pertaining to the Vidler Water Company's 39-acre parcel donation, APNs 10-681-01 and 10-681-02, to Carson City. Member Riedl seconded the motion.**

Chairperson Jacquet entertained public comment. (6:11:20) Vidler Water Company Vice President of Project Engineering Dave Merrill expressed appreciation for the opportunity to donate the property and discussed Vidler's interest in keeping the water rights current. In response to a question, he advised that the property has been designated as a place of beneficial use. "It's mainly to keep in good standing, keep it green ..." Mr. Merrill provided Mr. Guzman an executed original Deed of Correction.

Chairperson Jacquet entertained additional committee discussion and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

**4. NON-ACTION ITEMS:**

**4-A. FEBRUARY BUDGET RECAP REPORT PREPARED BY THE PARKS AND RECREATION DEPARTMENT'S ADMINISTRATION OFFICE (7:44:25)** - Chairperson Jacquet introduced this item, and Mr. Guzman reviewed the agenda materials. He responded to questions of clarification relative to the Open Space Program's portion of the lobbyist fees. Member Green-Preston requested Mr. Guzman to agendize discussion of the lobbyist fees.

**4-B. UPDATE ONLY REGARDING THE FULSTONE WETLANDS ENHANCEMENT PROJECT LOCATED AT NORTHRIDGE DRIVE AND RUSSELL WAY (7:47:31)** - Chairperson Jacquet introduced this item, and Ms. Bollinger reviewed the project status report included in the agenda materials.

**5. FUTURE AGENDA ITEMS (7:48:44)** - Chairperson Jacquet introduced this item, and Mr. Guzman reviewed the tentative April committee agenda. Member Green-Preston requested Mr. Guzman to agendize discussion regarding the beginning point of the aquatic trail and associated parking issues.

**6. ACTION ON ADJOURNMENT (7:50:30)** - Member Riedl moved to adjourn the meeting at 7:50 p.m. Vice Chairperson Scott seconded the motion. **Motion carried 4-0.**

The Minutes of the February 28, 2011 Carson City Open Space Advisory Committee meeting are so approved this 18<sup>th</sup> day of April, 2011.

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DANIEL JACQUET, Chair