

# CARSON CITY OPEN SPACE ADVISORY COMMITTEE

## Minutes of the July 14, 1997 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was held on Monday, July 14, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Steve Hartman  
Vice Chairperson Deborah Uhart  
Mike Fischer  
Don Quilici  
Bruce Scott  
Robin Williamson  
Dan Jaquet, Alternate Member

**STAFF:** Walter Sullivan, Community Development Director  
Steve Kastens, Parks and Recreation Director  
Fran Smith, Recording Secretary  
(OSAC 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Hartman. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Chairperson Hartman called the meeting to order at 6:12 p.m. A roll call was taken and a quorum was not present at this time. Member Henry was absent and Members Uhart, Quilici and Williamson arrived during the discussion on Item F-1.

**C. MODIFICATION OF AGENDA** - None.

**D. PUBLIC COMMENT** - None.

**F. PUBLIC HEARINGS**

**F-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE COMMITMENT OF FUNDS TOWARDS THE PURCHASE OF LANDS RELATIVE TO THE STANTON PARK DEVELOPMENT LAND TRADE WITH CARSON CITY, EXCHANGING APPROXIMATELY 14.29 ± ACRES OF LAND, LOCATED SOUTH OF STAMPEDE DRIVE IN THE EMPIRE RANCH SUBDIVISION, IN EXCHANGE FOR APPROXIMATELY 65.32 ± ACRES LOCATED SOUTH AND EAST OF THE EMPIRE RANCH GOLF COURSE ALONG THE CARSON RIVER** - (1-0019.5) Mark Kimbrough, Member of the Carson River Advisory Committee - Jack Foerschler - Mr. Kimbrough stated that CRAC had some lengthy discussions and misunderstandings on how the process works. He said it was definitely in their plans to pursue the purchasing of property near the river. He commented that CRAC had asked for a study on the feasibility of a pedestrian bridge that would go from the linear park to the BLM parcel so the public could go from the Sierras all the way through. He noted his motion was specific that Open Space money not be used but that the property be acquired. He confirmed for Member Scott that CRAC had not made any suggestions or recommendations regarding the dollar source, but rather they had said the land is important from their perspective. Mr. Kimbrough then provided details as to why the bridge and this property was important in getting people from one point to another. Member Scott said he appreciated the work CRAC has done but felt that dealing with the problem of funding was the responsibility of this committee.

Member Uhart arrived and a quorum was now present.

(1-0126.5) Mr. Foerschler said he was speaking as an individual and not as a member of CRAC. He commented that the City had already made the commitment for this project before the committee had any funding. He asked if the City has done everything it can with its present budget to get the funding. He did not feel that the OSAC fund should be used since it was a prior decision to go ahead with the trade. Member Fischer then moved that the Open Space Advisory Committee advise the Board of Supervisors that they are in support of using open space funds to

## CARSON CITY OPEN SPACE ADVISORY COMMITTEE

### Minutes of the July 14, 1997 Meeting

Page 2

complete the Stanton project. Member Scott seconded the motion. Member Fischer explained that he felt the Committee needed to make a recommendation one way or the other. Member Uhart said she would like to see the Board overrule the Committee on the expenditure of these OSAC funds because she felt this project was developed before this funding was ever available. Chairperson Hartman felt the biggest problem OSAC is having is the timing and said it isn't the property itself but going through the process. He also commented that no matter where the funding comes from it comes from the public in the form of sales tax or ad valorem, etc. and felt it is important to remember this. At this point Member Uhart stated she could not support the motion and explained why she felt that way. Member Scott agreed with her position and said that although he had seconded the motion he and felt there are other solutions. The motion then failed 0-4. At this point Member Scott moved that the Open Space Advisory Committee recognize this parcel as important, having been identified by the Carson River Advisory Committee, and request that the Board of Supervisors work with the property owner to keep the options open while this Committee does sufficient work to provide what they feel is a bonafide recommendation to the Board with respect to the request for use of the open space. Member Uhart seconded the motion. He explained this would be so that this Committee could develop a basis on which to work with this property and recommendation for open space and bring it back to the Committee with criteria. Motion carried 4-0.

**B. APPROVAL OF MINUTES** - Member Scott moved to approve the Minutes of the June 23, 1997 meeting. Member Fischer seconded the motion. Motion carried 4-0.

Member Scott moved to approve the Minutes of the June 30, 1997 meeting correcting the name "Wiese" to "Weise". Member Fischer seconded the motion. Motion carried 4-0.

Member Scott moved to approve the Minutes of the July 2, 1997 meeting. Member Fischer seconded the motion. Motion carried 4-0.

**E. DISCLOSURES:** None.

**F. PUBLIC HEARINGS**

**F-2 DISCUSSION AND POSSIBLE ACTION REGARDING AN ORIENTATION AND CONFERENCE WITH THE THREE FIRMS CHOSEN AS FINALISTS FOR THE PREPARATION OF THE OPEN SPACE ELEMENT OF THE MASTER PLAN. THE THREE FIRMS TAKING PART IN THIS ORIENTATION AND CONFERENCE ARE: WINSTON ASSOCIATES, INC: JEFF CODEGA PLANNING/DESIGN, INC: AND VASEY ENGINEERING - (1-0403.5)** Andrew Burnham of Vasey Engineering - Barbara Santner, Louise Kehmeier, and Ralph Kehmeier of Jeff Codega Planning - Carter Schleicher of Westec - Jeff Winston of Winston Associates - Mr. Sullivan stated he had sent these groups Minutes and pertinent information that has come about recently regarding the RFP. He explained this was if they had any questions on the overall focus of the RFP. He had also provided a packet of comments from Members that he had put into an RFP which they could study and fine tune. Member Scott said he would ask the representative from each company to provide some background and delineate the lead person who would be the major interface with the Committee.

Member Quilici arrived at 6:43 p.m.

(1-023.5) Mr. Burnham, Mr. Elliott, Mr. Schleicher and Mr. Winston explained the functions of their respective companies and what they anticipated they could do for the Committee. Ms. Santner of Codega Planning introduced Louise and Ralph Kehmeier and said their company is strong in open space planning. She said they also have another member, Kevin Knowles, who is located in Southern California. Member Scott explained to the candidates that they would be questioned by all the members of the Committee. He also emphasized that time is a factor for the Committee. He commented that the Committee has a lot of ideas and would be open to innovative suggestions. He commented on the need for participation and input from the public. Member Fischer agreed with the idea of public participation and said he would be looking at seeing how well the consultants respond, specifically to the question that the voters passed. Chairperson Hartman explained that the Committee had been taking in as much information as they could from such groups as the forest service, BLM, Parks and Recreation,

## CARSON CITY OPEN SPACE ADVISORY COMMITTEE

### Minutes of the July 14, 1997 Meeting

Page 3

Utilities, Water, the Washoe Tribe, and CRAC. He added they had tried to do as much as they could with the information in order to interface priorities. He added that they did not want to spend all of their open space money in areas such as the top of the Sierras where no one gets to see the results. Member Uhart said she would speak for the open space as land within a community on the infill side. She expressed a concern with the idea of using the Committee's limited funds to provide access to those who are hardy enough to get up into the mountains. She also said in newer subdivisions there is some open space but it does not necessarily connect between these and the older neighborhoods. She echoed the sentiments expressed earlier with regard to public participation. She added she would like to see a survey of some sort. She also noted that public meetings would be held and would be telecast.

(1-0741.5) Mr. Jacquet said inventory had been discussed at a previous meeting and one of his concerns was with visual resources. He added his belief that land is an element that is not well quantified but could be vitally important in setting priorities for acquisition. He said he was also concerned about looking at the connection between current open space with BLM and the forest service. He commented that the Committee should be considering that Federal land is the largest proportion of open space in the City and how it can be considered to get the the biggest value for the money rather than developing a strategy where they would buy their way into a large ownership pattern. He said his sentiments echo those of the members on getting the message to more of the community than those who would come to meetings. Member Quilici said he was born and raised in the City and has a deep interest in protecting the remaining open space. He added that, having served as Chairperson of CRAC, he could not stress public involvement enough. He added they had found that the more the public were involved the more acceptance CRAC had for what they were attempting. He commented on the limited amount of funding the Committee has available and felt that they should get all they could out of it and said he would be giving any expenditures a hard look to insure they were in the best interest of the citizens and the protection of open space. Member Fischer said when the campaign for the ballot question was being pursued one of the things that came out was the concept of a connecting trail system. He added that another thing which had been emphasized was that eminent domain would not be exercised in acquiring properties. He also noted that fair market value for the land was also discussed during the campaign. Member Scott said his feeling was that in the ideal situation almost nothing would be purchased and that alternative solutions could be used such as donations, easements, trades, etc. to help make the funding go further.

(1-0909.5) Mr. Schleicher asked for information on how much revenue the fund would generate and Chairperson Hartman explained that the sales tax increment is expected to generate approximately \$1.5 million annually of which forty percent would go to the OSAC fund. He added that it would grow if the local economy continues to thrive. Member Fischer said the forty percent is for the purchase and maintenance of open space and Mr. Sullivan said there is a commitment to the public that the land will be maintained. Mr. Schleicher asked about land exchanging hands. Chairperson Hartman they would be allowed to sell potential park land to the Parks Department with the proviso that later on the Parks Department would reimburse OSAC for the purchase.

(1-1105.5) Member Scott then talked about setting a timetable for receipt of the proposals and then reviewing them with the candidates at a meeting. Member Quilici commented that the first and fourth Mondays are the only Mondays available for televised meetings at the Sierra Room. He felt that the Committee should make sure that meeting is telecast. Mr. Sullivan suggested a three week timetable for submitting the proposals. Chairperson Hartman suggested August 25 as the date for the reviews and said in the meantime the Committee could meet July 28 to finalize the RFP. Member Scott said from his perspective he was not looking for a long proposal but rather something that is succinct.

Chairperson Hartman left at 7:29 p.m. A quorum was present.

(1-1233.5) Member Fischer commented that filmmaker Dave Morgan is very helpful in getting information to the public via television and felt the cost would be minimal. Mr. Sullivan also mentioned that the response to the Visioneering Survey a couple of years ago had enlightened the City as to what the public wants. Member Quilici commented that the more user friendly something is the more public acceptance there is. Member Fischer said here had not been opposition from the builders' association. Mr. Schleicher asked if the survey had been reliable and Mr. Sullivan said it was.

**CARSON CITY OPEN SPACE ADVISORY COMMITTEE**

**Minutes of the July 14, 1997 Meeting**

Page 4

(1-1629.5) Ms. Santner asked about the boundaries involved and Mr. Sullivan explained the area Question #18 covers. This included property owned by BLM, the State, and municipality of Carson City. Mr. Kehmeier expressed surprise at the result of the vote and compared it to the community he came from where this sort of thing was not well received. Member Fischer explained that the open space segment is only a part of the plan. He noted that there were other groups involved in recreational activities who had participated. Member Uhart explained how the proponents had worked hard to sell the idea this was a fair sales tax that would be shared by visitors and others who use City recreational facilities. Mr. Kastens also commented on how they had worked to get the ballot question passed. No formal action was taken.

**G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION)**

**1. Committee Member Reports (Non-Action) - None.**

**2. Staff Reports (Non-Action) - See following.**

**3. Future Committee Items -** Mr. Sullivan provided draft copies of the RFP to the Committee. This will be on the agenda of the next meeting for discussion.

A revised meeting schedule will also be on the agenda for discussion.

**H. ADJOURNMENT -** There being no further business Vice Chairperson Uhart entertained a motion to adjourn. Member Quilici moved to adjourn. Member Fischer seconded the motion. Motion carried 4-0. Vice Chairperson Uhart adjourned the meeting at 8:30 p.m.

ARE SO APPROVED \_\_\_ 8/18 \_\_\_, 1997

/s/ \_\_\_\_\_  
Steve Hartman, Chairperson