CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the September 8, 1997 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was held on Monday, September 8, 1997 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 6:00 p.m.

PRESENT: Chairperson Steve Hartman

Vice Chairperson Deborah Uhart

Mike Fischer James Henry Bruce Scott Robin Williamson

Dan Jacquet, Alternate Member

STAFF: Steve Kastens, Parks and Recreation Director

Juan Guzman, Senior Planner Fran Smith, Recording Secretary

(OSAC 9/7/97 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 6:00 p.m. A roll call was taken and a quorum was present although Member Quilici was absent and Member Uhart had not yet arrived. (Arrived at 6:03 p.m.)
- **B.** APPROVAL OF MINUTES Member Williamson referred to Page 2 of the August 18 Minutes in the Staff Report section and noted she wanted to clarify she had meant that the public should be made aware, not educated, that the Question #18 funds are separate and over and above what has been budgeted for recreational purposes. Member Scott then moved to approve the Minutes of the August 18, 1997 meeting as amended. Member Fischer seconded the motion. Motion carried 5-0.
- **C. MODIFICATION OF AGENDA** None.
- **D. PUBLIC COMMENT** Mrs. Rod Bannister presented copies of a proposal relating to what can be done with part of the Silver Saddle Ranch involved in the BLM/City transfer project. It concerned the idea of making it into a working ranch and Ms. Bannister provided suggestions. She asked that the Committee study the proposal and agendize it for discussion at a later meeting.
- **E. DISCLOSURES** Member Scott said he had previously worked with Mr. Bernhard, Item F-02, on projects and said he would participate in the discussion but would abstain from voting.

F. PUBLIC HEARINGS

- F-1 DISCUSSION REGARDING A PRESENTATION BY J. STEPHEN WEAVER, STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, IN REFERENCE TO THE STATE OF NEVADA'S EFFORTS TO MANAGE THE HISTORIC DANGBERG RANCH LOCATED IN CARSON VALLEY, NEVADA Mr. Weaver was not present and Chairperson Hartman went to the next item.
- F-2 DISCUSSION AND POSSIBLE ACTION REGARDING A NOTICE OF EXCHANGE PROPOSAL BETWEEN THE BUREAU OF LAND MANAGEMENT AND BERNHARD FAMILY TRUST FOR THE ACQUISITION OF PRIVATE LAND PROVIDING KEY PUBLIC ACCESS FROM CARSON RIVER ROAD TO THE PRISON HILL RECREATION AREA AND PROVIDING A LINK TO THE PROPOSED CARSON RIVER TRAIL SYSTEM WHICH LEADS TO THE CARSON RIVER CORRIDOR (1-0143.5) Mr. Bernhard said he was present to listen to the discussion and respond to any

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questions the Committee might have. Mr. Jacquet had a map and visually pointed out a parcel near Prison Hill which would be involved in the trade. He provided details on how this could be handled.

(1-0267.5) Mr. Kastens then pointed out Mexican Ditch on the map and said starting with Mr. Bernhard's development on Fifth Street a public trail has been created that starts from Fifth Street, goes along the Mexican Ditch and on to Hells Bells Road. He added that when more development goes in at the Merchant Ranch there will be a trail through the property. He also visually pointed out a trailhead in conjunction with Hidden Meadows. He then commented that the City is purchasing a lot from Hidden Meadows #2 which takes care of access from the trailhead to Eagle Valley Middle School. Member Fischer moved that the Open Space Advisory Committee send notice to BLM that this is a good acquisition. Member Williamson seconded the motion. Motion carried 4-1. (Member Scott abstained.)

DISCUSSION AND POSSIBLE ACTION REGARDING THE SCOPE OF WORK AND

CONTRACTUAL NEGOTIATIONS WITH MR. JEFF WINSTON OF WINSTON ASSOCIATES, INC., TOWARDS THE COMPLETION OF AN OPEN SPACE ELEMENT TO THE CARSON CITY MASTER PLAN - (1-0394.5) Carter Schleicher of Winston Associates - Mr. Guzman said this process is going slower than anticipated because of the inability to put together a contract that represents the kind of things that are desired. He noted that Mr. Winston had faxed a scope of work which did not include a cost figure and that they are waiting for this from him; however, he provided the Members with copies of the scope of work. He asked that they advise staff if they feel there is something that should be added. He said the purpose of this item is to give the Committee an update on where the project stands. Member Scott said his thought was that the Committee needs an early listening session with the public for their input and then schedule another public checkpoint along with way. He also noted he liked the idea that Mr. Winston indicated he would like to spend some time with the Committee to offer some ideas of the direction they might take as a group. However, he felt the scope needed more review and thought by the Committee. Mr. Schleicher said Mr. Winston had some figures but wanted more information from the Committee before he provides them. Member Scott felt the Committee could have two more public meetings to work on this. Member Uhart suggested also having neighborhood meetings. Chairperson Hartman said he agreed with the idea of having two public hearings and having a public survey via utility bills early in the process. He also talked about having something in the newspaper. Member Uhart mentioned having an article in Capital City Focus. Mr. Berkich agreed and explained its circulation. Chairperson Hartman said his concern with the public survey was that the questions be accurate and that the determination of the process be done properly. Member Fischer said he wanted assurance that the response to the survey would be a high percentage of the recipients. Member Uhart said because of their experience she would like the questions in the survey to come from Winston. Member Williamson asked if the Committee felt there could be a workshop with other interested groups such as the Carson River Advisory Committee. Chairperson Hartman said they had met with interested parties earlier in the year and had received a lot of input. Mr. Schleicher said he would like input from the Committee before proceeding. Member Scott felt that Mr. Winston's first visit to the City could result in a publication or notification to the public in the Focus or other mechanism that would be the basis for everybody to have a place to start to come to public hearings. Member Williamson expressed her belief the Committee needs direction relating to a timetable. Mr. Guzman said he and the Park Planner, Vern Krahn, had discussed speedily putting together a plan. He suggested that the Committee do an outline indicating those things they wished to accomplish. Member Fischer said it was his understanding that the structure of the plan would be completed in six months because it was his impression that is why the City was hiring the consultant. Mr. Jacquet felt there would be much better success by having an informed public and to that extent he felt the public needs an idea of what open space is, where the watersheds are, etc. He felt they could then arrive at their own conclusion as to what they felt is valuable. Chairperson Hartman mentioned the input the Committee has received from groups who have come before them and felt some way needs to be determined on how to get that information to the public. Member Uhart said she felt strongly about fundamentally educating the public because they could not let the Committee know what they want unless they know what is already there. Mr. Guzman felt the Committee was directing staff to work with Mr. Winston on a plan from which they could disseminate the information they had amassed.

Chairperson Hartman felt they should get everyone's comments before contacting Winston. Member Scott felt that all the public input could be given to Mr. Winston so that he could use it for revising the scope of work. He also felt that making a good map of open space available would help film maker Dave Morgan and the newspaper with their work. Chairperson Hartman said there were camera ready maps left over from the Question #18 campaign.

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(1-1027.5) Mr. Guzman referred to a proposed trip to Boulder, CO by some of the Committee members. He added that some of the Members had displayed reluctance to do this and asked for any reaction they have received from the public. Member Fischer said his problem was that taxpayer funds would be used for the trip. Member Uhart wanted to make sure the trip would be profitable and explained her feeling it should be a busy trip to gather a lot of information. Chairperson Hartman did not believe the entire Committee or entire staff should go citing an example of perhaps one Member and one staff person. Member Scott felt if the Committee sends someone then this should be eliminated from the Winston budget. He also said he would like to go but was not sure it should be at the expense of the City but rather they should try to find an alternate source of funding. Member Williamson felt a lot could be learned from the Boulder people because they went through the same thing. Mr. Schleicher said the three entities they would like to meet with are relatively close to each other. Discussion then ensued on who would go to Boulder after which it was agreed to continue this to the next meeting. The Members also agreed to study the scope of work in more detail and bring their thoughts to the next meeting.

F-4 DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTION FOR OPEN SPACE ACQUISITIONS INVOLVING LAND TRADES - (1-1325.5) Mr. Berkich explained this came from discussions held with BLM and provided details. Member Fischer said if the City had an opportunity to pick up open space through land acquisition, conservancy, etc. he did not feel they needed the Committee if the City had something to act upon and it was in the best interest of the Community. Member Scott commented that anything that does not take otherwise developable ground off the tax rolls would be valuable and encouraged the Committee to take advantage of these opportunities. He asked how the monetary aspect in trades works and Mr. Berkich explained the process. No formal action was taken.

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

- 1. Committee Member Reports (Non-Action (1-1540.5) Chairperson Hartman read a letter from Vasey into the record which thanked the Committee for the opportunity to make their presentation.
- **2. Staff Reports (Non-Action)** (1-1561.5) Mr. Guzman provided the Committee with excerpts from the Telluride plan for their information. (The secretary did not get a copy.)

He also provided copies of an invitation to the Committee to attend a dinner celebrating the acquisition of the Silver Saddle Ranch.

Mr. Berkich then discussed his upcoming trip to the Carpenter Ranch in Colorado to study how that open space working ranch evolved and how it is now operating.

Mr. Kastens introduced his new park planner Vern Krahn who, in part, will be doing work for the Committee.

- **3. Future Committee Items** The next meeting is scheduled for September 15.
- **H. ADJOURNMENT** There being no further business Chairperson Hartman entertained a motion to adjourn. Member Fischer moved to adjourn. Member Scott seconded the motion. Motion carried 5-0. Chairperson Hartman adjourned the meeting at 7:45 p.m.

The Minutes of the September 8, 1997 meeting of the Carson City Open Space Advisory Committee

ARE SO APPROVED_	10/13_, 1997
/s/_ Steve Hartman, Chairper	rson
Steve Hartman, Chairpen	rson

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