

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the January 28, 2008 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, January 28, 2008 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: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Ann Bollinger, Open Space Assistant
Will Geddes, 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 (6:02:12) - Chairperson Hartman called the meeting to order at 6:02 p.m. Roll was called; a quorum was present. Member Lincoln arrived at 6:05 p.m.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:02:35) - None.

1. ACTION ON APPROVAL OF MINUTES - December 17, 2007 (6:02:42) - Member Riedl moved to approve the minutes. Member Fischer seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (6:03:00) - Mr. Guzman requested to modify the agenda to accommodate the attendance and participation of various consultants.

3. AGENDA ITEMS:

3-A. ACTION TO ELECT AN OPEN SPACE ADVISORY COMMITTEE CHAIRMAN AND VICE CHAIRMAN FOR CALENDAR YEAR 2008 (6:03:46) - Member Fischer moved to re-elect Chairperson Hartman. Member Scott seconded the motion. Motion carried 6-0. [Member Lincoln arrived at 6:05 p.m.] Chairperson Hartman entertained a motion for election of vice chair. Member Fischer moved to re-elect Dan Jacquet as vice chair. Member Scott seconded the motion. Motion carried 7-0.

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3-B. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO EXPLORE A LAND CONSERVATION TRANSACTION WITH JOOST LAND & CATTLE COMPANY, INC., OWNER OF PROPERTIES LOCATED IMMEDIATELY WEST OF THE WELLINGTON CRESCENT SUBDIVISION AND THE WESTERN TERMINUS OF ASH CANYON ROAD

(6:05:15) - Chairperson Hartman welcomed Peggy Twedt and Karen Joost, and thanked them for their attendance. Mr. Guzman introduced this item, and oriented the committee members to the subject property using a displayed topographic map. He described the open space values of the property, and reviewed the staff report. Ms. Joost acknowledged the accuracy of Mr. Guzman's description of the proposed transaction. Chairperson Hartman offered Ms. Joost and Ms. Twedt the opportunity to provide comments; however, both ladies declined.

In response to a question, Mr. Guzman advised that the transaction will most likely be a fee title purchase and some kind of long-term agreement. Chairperson Hartman discussed the importance of involving the Utilities Division in the transaction "because this is a big piece of that puzzle for them." He advised that Ms. Joost and members of the Andersen family have been very helpful in providing recommendations that would help the community. He commented "it really is utilities as much, if not way more than, open space." Member Riedl inquired as to whether Mr. Guzman would be seeking Question #1 funding and, if so, how Question #1 funding would be separated out from the portions of land needed for the utilities, flood mitigation, etc. Mr. Guzman advised that flood mitigation projects are in keeping with the philosophies of Question #1 and open space projects. The Question #1 match will be the City's contribution with which an expectation will be practical use. In response to a further question, Mr. Guzman advised that the Open Space Program, as administrator of the NRCS grant, would be a party to the agreement.

Member Scott noted a long history of issues, and discussed the importance of "open space being the focal point for Carson City with the property owners in this area." He advised that "open space is uniquely in tune with and qualified to try to help be the focal point so that Joost Land and Cattle does not have to deal with all kinds of different people and their concerns can be appropriately registered without having to come back and remind people." He noted a past concern that Ash Canyon Road doesn't simply go up into the mountains. He expressed the belief that these types of issues need to be explored with Joost Land and Cattle representatives "as this goes forward." He reiterated the importance of the City presenting "a single point" with which Joost Land and Cattle representatives can work. He emphasized the importance of working with the property owners "in a way that works for them." Mr. Guzman advised that Utilities Division representatives requested Open Space Program staff to negotiate a lease for the Quill Ranch on the lands that Joost Land and Cattle uses. He conveyed Ms. Joost's suggestion that, during construction of the "mitigation factors," there is no need for a lease. Thereafter grazing will be reinstated to reduce fuels. Mr. Guzman noted that Utilities Division and other City department staff are beginning to look to Open Space Program staff to coordinate functions on U.S. Forest Service and Bureau of Land Management properties.

Chairperson Hartman expressed agreement with Member Scott's comments, but reiterated the importance of Utilities Division and other City department representatives understanding their financial responsibilities. He agreed that the committee should be willing to continue to be multi-faceted, but advised that other City departments need to pay their share of the benefits created. He expressed the belief that Ms. Joost and the Andersen family have been very understanding. He entertained a motion. **Member Fischer moved to authorize the Open Space Manager to explore a land conservation transaction with Joost Land and Cattle Company, Inc., owner of properties located immediately west of the Wellington Crescent**

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subdivision and the western terminus of Ash Canyon Road and, when any information is brought back to this committee, it will include commitments on financial participation from other involved City departments. Vice Chairperson Jacquet seconded the motion. Chairperson Hartman called for additional discussion and public comment. When none was forthcoming, he entertained a vote on the pending motion. **Motion carried 7-0.** Chairperson Hartman thanked Ms. Twedt and Ms. Joost for their attendance.

3-C. STATUS REPORT ONLY REGARDING A CONSERVATION EASEMENT WITH MICHAEL FAGEN, PROPERTY OWNER OF HORSE CREEK RANCH, LOCATED AT KINGS CANYON ROAD, APPROXIMATELY 2.5 MILES WEST OF THE PAVED TERMINUS (6:20:20) - Mr. Guzman introduced this item, and reviewed the staff report. He acknowledged that Question #1 representatives are becoming concerned over the time table associated with this transaction. He expressed the belief “we are close enough that we can get it done.” He further acknowledged a willingness to provide the committee with a time table. He clarified that some of the elements, such as the parcel map, are beyond his control. He suggested agreeing on a conceptual framework to which information, such as the parcel map, can be added once it is completed. Member Fischer requested a recommendation, and Mr. Guzman suggested the reasonableness of an agreed upon conservation easement by the summer.

Member Scott advised that RCI is doing other work with Mr. Fagen. He expressed a willingness to provide assistance, but deferred to Member Perock as potentially a “more objective member of this committee.” Chairperson Hartman expressed lingering concerns over the conservation easement being hard to fashion in that what Mr. Fagen wants to retain is yet unknown. He suggested Mr. Fagen would be better off getting the necessary approvals before attempting to proceed with the agreement. He referred to Steve Walker’s monitoring plan, presented to the committee last year, and expressed support for the approach. He noted another issue associated with the existing structures. Mr. Guzman advised that Mr. Fagen has expressed the intent to retain rights to two single-family dwellings and a lodge. Chairperson Hartman pointed out that if the easement specifies no paved road and “the water rights are treated in a different way, then it doesn’t work.” Mr. Guzman advised that the purpose of the easement is for the water rights to remain with the land. Mr. Fagen has expressed an interest in creating a lake, but irrigation will be the main use of the water rights. Chairperson Hartman noted that the draft conservation easement language, pertinent to the riparian area, “doesn’t necessarily comport” with Mr. Guzman’s statement.

Mr. Guzman advised that less than a quorum of the committee could participate in developing the time table. Member Perock volunteered to participate. Chairperson Hartman called for public comment; however, none was forthcoming.

3-D. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO EXPLORE A LAND CONSERVATION TRANSACTION WITH THE MASONIC LODGE, OWNER OF PROPERTIES LOCATED IMMEDIATELY WEST OF THE WELLINGTON CRESCENT SUBDIVISION AND THE WESTERN TERMINUS OF ASH CANYON ROAD (6:31:34) - Mr. Guzman introduced this item, reviewed the staff report, and oriented the committee members to the location of the subject property using a displayed topographic map. He responded to questions regarding the location of and access to the property. Chairperson Hartman entertained additional comments, questions, or a motion. **Member Perock** expressed appreciation for the relationship between Masonic Lodge representatives and the City, and **moved to authorize the Open Space Manager to explore the land conservation transaction with the Masonic Lodge, owner of properties located immediately west of the Wellington Crescent subdivision**

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and the western terminus of Ash Canyon Road. Member Fischer seconded the motion. Chairperson Hartman called for additional committee member and public comments. When none were forthcoming, he called for a vote on the pending motion. **Motion carried 7-0.**

3-E. ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE CONSTRUCTION OF IMPROVEMENTS AND TO PURSUE GRANT SOURCES FOR THE FULSTONE WETLAND AND LOMPA WETLANDS, LOCATED NORTH AND WEST OF THE INTERSECTION OF LOMPA LANE AND NORTHRIDGE DRIVE (6:36:22)

- Mr. Guzman introduced this item, oriented the committee members to the location of the subject property using a displayed topographic map, and reviewed the staff report. He introduced Wood Rodgers Environmental Program Manager Leslie Burnside and Mr. Krahn. Ms. Burnside referred to the plans included in the agenda materials, and advised they had not been significantly changed since the last time they were presented to the committee. The most significant change is the engineer's estimate for construction, which also includes the landscape architect's estimate for materials and landscape. Ms. Burnside advised that \$474,601 was just submitted as the grand total on a NDEP 319 grant application. This amount includes ancillary items such as assistance, miscellaneous easements, right-of-way, and a NDOT encroachment permit. Ms. Burnside advised that she had discussed other grant opportunities with Mr. Guzman and Ms. Bollinger. She further advised of four additional grant opportunities which have the potential to decrease the City's portion of the project. With regard to the NDEP 319 grant, monies paid by Carson City toward planning and design of the project, going back to July 11, 2007, are eligible as match funding.

Mr. Guzman advised of having visited the subject site, together with Mr. Krahn and Ms. Bollinger, with Question #1 staff and Jenny Scanland, of Nevada State Parks. Both grant administrators indicated the project would qualify for both programs, and staff was encouraged to submit applications. Mr. Guzman anticipates the majority of the project can be grant funded.

Member Scott inquired as to a spring water supply. Mr. Krahn provided background information on development of Blackwells Pond Park. During excavation, a permanent water source was discovered which flows through the park drainage system into the wetlands on the west side of the freeway. In response to a question, Mr. Guzman advised that the subject phase will complete the street frontage along Northridge Drive. The Public Works Department will be rebuilding Lompa Lane, designed in such a way as to provide for storm water flows into the wetland. An off-site trail will be constructed going north under the Northridge bridge along Lompa Lane all the way to behind the Catholic Church. The trail will connect with other trails in phase 3, which will be around the 17-acre wetland. With regard to phase two, Wood Rodgers staff has determined a way to expand the water by repairing existing berms. In addition, crossings will be done at grade so as to avoid constructing expensive bridges across the wetland.

Mr. Guzman estimated costs for phase one construction and landscape at \$126,000. Phase two costs are estimated at \$33,000 and phase three at \$176,000. Phase one is ready to be submitted to the bid process. Mr. Guzman advised that Mr. Krahn worked very hard to convince the State of Nevada to allow the City to connect to power and water sources immediately adjacent to the subject property. State of Nevada representatives were not inclined to acquiesce, however. Connecting to water and power sources may increase the cost of the project. Mr. Guzman referred again to reconstruction of Lompa Lane, and advised that staff will continue to pursue cost reduction opportunities.

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Member Riedl expressed support for the phasing proposed for the east side of the freeway, and the opinion that the area has a higher open space value. He expressed the further opinion there is “much more work to be done on that because it is such a high value wetland area.” He noted that phase one is a “very suburban, urban environment” with good open space qualities impacted because of abuse. He expressed concern over “letting that go any longer.” He expressed appreciation for the frequent volunteer clean up projects in the area. He discussed the importance of “sprucing up” the area in light of the heavy use associated with the bike path and the adjacent neighborhoods. He expressed the opinion that the non-native landscape improvements should be isolated to the street frontage because of the high alkali soils. Mr. Krahn referred to the landscape plan, and noted that the landscape which parallels Northridge Drive is more native and natural in character. He further noted only two clusters of landscape in the wetland area, and reviewed the corresponding plan. He advised that Landscape Architect Sandra Wendel is very knowledgeable regarding the interrelationship between soils and plant materials. Ms. Wendel is working with Contract Urban Forester Molly Sinnott, who submitted comments on the landscape plan earlier in the day.

Mr. Guzman responded to questions regarding line item costs listed on the phase three cost estimate sheet included in the agenda materials. He discussed the possibility of including an interpretive garden which may improve the chances for grant funding. In response to a question, Mr. Guzman advised that Board of Supervisors authorization is needed to submit phase one to the bid process. In response to a question, Mr. Krahn estimated two to three months to finalize plans, obtain necessary permits, and submit the project to the bid process. Mr. Guzman advised that staff would return to the committee in the event of a large variance between the cost estimate and the bids. In response to a question, Mr. Krahn advised that funding is typically required to be in place prior to submitting projects to the bid process. There is sometimes leeway granted if a commitment letter is provided. Discussion took place with regard to securing funding sources. In response to a question, Mr. Moellendorf requested the committee to authorize staff to pursue grant funding for the project. He acknowledged that no contractors would begin work until staff is reasonably certain of funding sources.

Mr. Guzman inquired as to the committee’s willingness to spend \$175,000 toward the project if no grant funding is secured. He responded to questions of clarification with regard to the cost estimate. Member Scott expressed support for bringing “open space into a little more user friendly condition,” and no opposition to committing to a \$175,000 project “if we get decent bids when the time comes.” Chairperson Hartman requested staff to provide cost estimates for connecting electricity and water utilities to the site. Mr. Krahn provided background information on water and electricity available in the area. He advised of having received direction, earlier in the day, to pursue an NDOT encroachment permit in order to be able to connect to the existing water and electricity sources. He noted the Public Works requirement to include a ten percent contingency in all project cost estimates. Member Riedl expressed support for pursuing the NDOT encroachment permit, and offered his assistance in working with NDOT District 2 representatives. He anticipates the additional \$40,000 cost can be avoided. Member Scott noted the substantial investment by the City in the freeway bypass in that “we’re all paying gas tax.” Member Fischer suggested that if pursuing the encroachment permit becomes a problem, “it needs to be well publicized.” Mr. Krahn advised that staff will work with NDOT representatives.

Chairperson Hartman expressed a preference for more certain cost estimates to be provided for future projects. Discussion followed, and Chairperson Hartman entertained a motion. **Member Scott moved to authorize staff to proceed with development of a good construction budget, looking for grants, with**

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the potential for bringing forward to the Board of Supervisors a proposed project to be submitted to the bid process. Member Lincoln seconded the motion. Motion carried 7-0.

3-F. DISCUSSION AND ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE PRELIMINARY GRANT AWARDS OF THE QUESTION #1 PROGRAM TOWARDS THE PURCHASE OF THE JARRARD RANCH, MEXICAN DAM PROPERTIES, AND THE SERPA PROPERTIES (7:12:06) - Mr. Guzman introduced Ms. Bollinger as the new Open Space Assistant, and introduced this item. Ms. Bollinger reviewed the staff report. In response to a question, Mr. Guzman advised that staff provides to the Board of Supervisors information regarding lost property tax associated with open space property. He offered to provide the same information to the committee members in the future. As a former planner, he advised that “these kinds of properties that are marginal in terms of development potential, ... in the long run tend to cost more money to the City to develop them than if they were to be open space.” Member Fischer noted the importance of the committee having reviewed this type of information prior to making a decision.

In response to a question, Ms. Bollinger advised that the Mexican Dam properties are comprised of three parcels with a combined total of 64 acres. She described the location of the subject properties and noted the value of the properties adding “to the big open space in that area.” Mr. Guzman pointed the parcels out on a displayed topographic map, and described their open space value. He listed properties in the area which will be owned and / or managed by Carson City with passage of the federal lands bill. He noted that the properties will represent a very substantial amount of River property in public ownership. He provided background information on negotiations with the various property owners. He acknowledged there is approximately \$4 million available in the Open Space Program budget for land acquisition, and \$3.5 million in grant funding.

Member Scott commented on the excitement of seeing “the pieces beginning to fit.” “It’s a lot of money on the one hand and it’s forever on the other.” He expressed support for staff’s recommended motion. Chairperson Hartman entertained a motion. **Member Riedl moved to recommend that the Board of Supervisors accept grant funding of \$3 million toward the Jarrard acquisition, and support a grant application to the State of Nevada Question #1 Program for acquisition of the Serpa property, and to recommend that the Board of Supervisors make a formal offer to purchase the Mexican Dam LLC properties with Question #18 acquisition funds, not to exceed \$1.7 million. Member Fischer and Vice Chairperson Jacquet seconded the motion.** In response to a question, Mr. Guzman advised that the Jarrard property purchase price is \$4 million. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.**

3-G. ACTION TO MAKE RECOMMENDATIONS TO THE COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE PROPOSED MASTER PLAN AMENDMENT CHANGE OF LAND USE AND PARCEL MAP FOR THE HELLS BELLS RANCH LOCATED AT THE EASTERN TERMINUS OF HELLS BELLS ROAD, NORTH OF RIVERVIEW PARK AND SOUTH OF THE EMPIRE RANCH TRAIL (7:26:49) - Chairperson Hartman advised of a conflict of interest with the subject item, passed the gavel to Vice Chairperson Jacquet, and left the meeting table. Vice Chairperson Jacquet introduced the item. Mr. Guzman oriented the committee members to the subject parcel using a displayed topographic map, and reviewed the staff report.

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In response to a question, Mr. Guzman advised that the lots are a little larger than one acre. Member Scott advised there are more trails in the vicinity of the “large remainder parcel” than are shown on the map included in the agenda materials. He further advised of River crossings used by both wild horses and people. He discussed the need to ensure access “when the time comes to consider other development in those areas.” He advised of not being involved in the subject process, but that he is doing work for Vidler on the water rights. He inquired as to whether he should abstain from further discussion and action on this item. Mr. Geddes noted Member Scott’s disclosure of a potential conflict, and inquired as to whether he believed an actual conflict existed. Member Scott advised he has nothing to do with the parcel mapping.

Mr. Guzman described the property’s open space values in conjunction with a displayed aerial photograph. In response to a comment, he advised that development of the lots will generate more property taxes than the existing agricultural use. In response to a question, he advised of the special use permit requirement for the well site. The Carson River Advisory Committee (“CRAC”) has recommended planting sufficient vegetation to disguise the well site structures. He pointed out an existing well site that “stands out like a sore thumb.” The CRAC also requested colors for the structure and roof that will blend with the landscape. Mr. Guzman advised that Vidler Water Company had agreed to all the conditions. In response to a further question, he discussed the likelihood of an easement for access to the well site. He acknowledged that staff would work with Vidler on location and design of the access road. Member Scott advised that the existing well sites have accesses in the area of Riverview Park which are somewhat integrated with the walking path system. Mr. Guzman acknowledged there will be additional discussion of this matter.

In response to a question, Mr. Guzman committed to providing the Planning Commission and the Board of Supervisors with information, in the staff report, regarding property taxes. In response to a further question, he advised of having been contacted by a property owner immediately to the west of the subject property. The property owner did not express support or opposition to the project. Mr. Guzman advised of having hand-delivered pertinent agenda materials to the property owner, from whom he has had no subsequent contact. In response to a question, Mr. Guzman advised that Vidler proposes to remove the existing single-family dwelling and the pole barn. He anticipates one single-family dwelling on the five-acre piece “that is empty plus one single-family dwelling on the other one.” Vice Chairperson Jacquet noted the adjacent property owners will have “open space right outside of their backyard ... and connectivity to Riverview Park and the Eagle Valley Creek and the trail along the golf course.” Member Riedl suggested the subject action would not prevent additional discussion regarding development of the four parcels. Member Scott disclosed having prepared a parcel map for the previous owners 17 years ago; he didn’t see this as a conflict of interest. Vice Chairperson Jacquet entertained a motion. **Member Riedl moved to recommend to the Planning Division the proposed master plan amendment change of land use and parcel map for the Hells Bells Ranch, located at the eastern terminus of Hells Bells Road, north of Riverview Park and south of the Empire Ranch Trail, and for the donation of approximately 37 acres of land to Carson City for the Open Space Program. Member Fischer seconded the motion.** Vice Chairperson Jacquet called for additional discussion and public comment. When none was forthcoming, he called for a vote on the pending motion. **Motion carried 6-0-1, Chairperson Hartman abstaining.**

Member Scott suggested adequately thanking Vidler Water Company for consideration of the open space donation. Mr. Guzman advised of having personally thanked Dorothy Timian-Palmer earlier in the day. He further advised that staff will ensure the Planning Commission does not impose donation of the land as a condition of approval in order that Vidler can take advantage of potential tax deductions.

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3-H. ACTION TO REVIEW AND RECOMMEND TO THE BOARD OF SUPERVISORS A FUNDING AGREEMENT WITH THE STATE OF NEVADA IN ORDER TO RECEIVE GRANT AWARDS THROUGH THE QUESTION #1 CONSERVATION AND RESOURCE PROTECTION GRANT PROGRAM (7:43:06) - Mr. Guzman introduced and provided background information on this item, and reviewed the staff report. Chairperson Hartman expressed concern over the existing fee and the conservation easement or restrictive covenant. He advised that the draft agreement attached to the staff report won't work for the conservation easement. He discussed issues of concern over Declaration paragraphs 4, 5, and 6. He suggested there ought to be some way to prorate the penalty for transfers or changes in the character of the property. He doesn't anticipate that condemnation would be an issue. He noted that the draft agreement form was adapted to the subject use, which is not unusual. He reiterated that the draft agreement cannot be used for the conservation easement. "Its only applicability is for the fee because we just don't have control over things that go on in a conservation easement." Mr. Guzman agreed and advised that Question #1 Program representatives also agree. Chairperson Hartman agreed "we are close." He further agreed there should be a "pretty hefty penalty" provision for transfer or change of use. He disagreed with 100 percent of the gross sales price, but suggested the amount of the grant plus 50 percent. He further suggested that the committee needs to consider the philosophy rather than the specifics.

Mr. Guzman inquired as to whether the committee members were comfortable with proceeding. He acknowledged the concerns expressed, and advised that staff would negotiate the best deal possible. He discussed the importance of demonstrating to the Question #1 Program representatives "that we can spend the monies that have been awarded." Until the funding which has been awarded is spent, Question #1 Program representatives cannot request additional funding. Mr. Guzman advised that this committee's recommendation will be reviewed by the District Attorney's staff, will require Question #1 Program approval, and will move on to the Board of Supervisors. He reiterated that staff would continue to negotiate and present revised language for review by this committee.

Member Scott shared some of Chairperson Hartman's concerns, and agreed there should be definite incentives not to do the wrong thing. He suggested that the existing penalty provisions are fairly punitive. He agreed that the possibility of condemnation is fairly remote. He further agreed with the possibility that significant public purpose could take a small portion of the open space thereby technically violating some of the agreement covenants. He expressed opposition for the penalty provisions to be so punitive as to impose a huge financial impact "for something that might be a significant public benefit." Discussion followed.

Chairperson Hartman reiterated that the draft agreement can only be used in a fee title transaction, and advised that the legal description would need to be changed. In response to a question, he suggested making provision in the agreement for the City to ask permission prior to changing the use of the open space property. Mr. Guzman inquired as to the committee's direction, and discussion took place with regard to a member of the committee accompanying staff to negotiate the previously discussed provisions. Chairperson Hartman expressed understanding for Question #1 Program representatives' concerns. He noted that many Nevada communities are in the process of adopting open space plans and will be considering Question #1 funding. He anticipates that the draft agreement will be used as a template. He entertained a motion. **Member Fischer moved to recommend to the Board of Supervisors a funding agreement with the State of Nevada in order to receive grant awards through the Question #1 Conservation and Resource Protection Grant Program. Member Scott seconded the motion. Mr.**

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Guzman acknowledged an understanding of the committee's direction. Chairperson Hartman called for additional comments or questions and, when none were forthcoming, a vote on the pending motion. **Motion carried 7-0.**

3-I. ACTION TO SCHEDULE A WORKSHOP TO BE HELD ON FEBRUARY 25, 2008, THE NEXT REGULAR MEETING OF THE OPEN SPACE ADVISORY COMMITTEE, TO DEVELOP A WORK PROGRAM FOR CALENDAR YEAR 2008 (8:03:00) - Mr. Guzman introduced this item and reviewed the staff report. Chairperson Hartman discussed the need to review existing and projected open space funding, and to consider maintenance obligations, including funding partners. Mr. Guzman advised that Public Works Department and other pertinent City staff would be invited to the workshop. Member Lincoln requested a status report on completed projects which have been "cycled off the work list." Vice Chairperson Jacquet suggested discussing the fiscal consequences of the lands bill. Chairperson Hartman requested a status report on the lands bill itself. Mr. Guzman requested the committee members to contact him with additional workshop items. Chairperson Hartman suggested presenting the projects in the form of a matrix, including the beginning date, the status, the completion date if applicable, funding sources, etc. He suggested more than one meeting may be necessary, and Mr. Guzman agreed. Chairperson Hartman entertained a motion. **Vice Chairperson Jacquet moved to schedule a workshop to be held on February 25, 2008, the next regular meeting of the Open Space Advisory Committee, to develop a work program for calendar year 2008, and to include updates on the lands bill and associated costs. Member Riedl seconded the motion. Motion carried 7-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF - None.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS - Previously covered.

6. ACTION ON ADJOURNMENT (8:08:58) - Member Fischer moved to adjourn the meeting at 8:08 p.m. Member Lincoln seconded the motion. Motion carried 7-0.

The Minutes of the January 28, 2008 Carson City Open Space Advisory Committee meeting are so approved this 17th day of March, 2008.

STEPHEN D. HARTMAN, Chair