

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the February 8, 2010 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, February 8, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Member Michael Fischer
Member Teri 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
Kristin Luis, 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 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 QUORUM (6:01:00) - Vice Chairperson Jacquet called the meeting to order at 6:01 p.m., noting the presence of a quorum. Chairperson Hartman was absent. Mr. Guzman introduced Ms. Luis, who provided background information on her experience in the District Attorney's Office Criminal Division and her recent transfer to the Civil Division.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS - None.

1. ACTION ON APPROVAL OF MINUTES - December 14, 2009 (6:02:20) - Member Fischer moved to approve the minutes, as presented. Member Scott seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (6:02:39) - None.

3. AGENDA ITEMS:

3-A. DISCUSSION AND ACTION REGARDING THE QUESTION #18 OPEN SPACE BUDGET RECAP REPORT, SUMMARIZING THE STATUS OF THE OPEN SPACE PROGRAM FINANCES (6:03:22) - Mr. Guzman introduced this item, and provided an overview of the agenda materials. Mr. Moellendorf reviewed the agenda report and the Cutback Program Priority List, copies of which were included in the agenda materials. He noted the value of the Cutback Program Priority List for developing future budgets. He further noted that the City has been considering reductions over the past several years. "Five, six, ten percent cut doesn't seem like a whole lot of reduction to a budget of \$60 million; however, after several years of considering reductions, it is getting harder and harder to do this. These ... reductions in the budget are going to have service level impacts and we're going to see the possibility of part-time, hourly employees, some full-time employees" being lost. "We may see cutbacks in current programs ... or maybe even the ... elimination of some of those programs. It is a serious matter

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the February 8, 2010 Meeting
Page 2

and it's going to have some consequences to the type of services that we provide to the public." Mr. Moellendorf responded to questions of clarification relative to the Cutback Program Priority List.

Member Scott discussed the importance of the committee "working hard to keep our costs down internally ..." and "do our part as part of this process." Member Riedl inquired as to what the committee can do "to work smarter, do more with less." He suggested continuing to meet on a "reduced schedule as we have this year and ... make sure we're working on the right things." He noted the reductions in sales tax and property tax revenues. Mr. Moellendorf acknowledged the City's two biggest revenue streams, sales tax and property tax revenues, together with fees and charges revenue are considerably decreased. He advised of having met with other advisory committees to discuss the importance of meeting "when we have a reason to meet." He further advised that additional meetings will equate to additional costs in consideration of preparing agenda materials. He reviewed the meeting schedules of the advisory boards, commissions, and committees which are staffed by the Parks and Recreation Department, and noted the impacts to Clerk's and District Attorney's Office staff as well. He expressed appreciation for any efforts to keep special meetings at a minimum. A brief discussion followed and, in response to a comment, Mr. Moellendorf advised that Finance Department Director Nick Providenti had indicated the possibility of a reduction in internal service charges to various advisory boards, commissions, and committees.

Member Lincoln noted the excellent opportunity, represented by the current economic climate, to "acquire those properties that we have had on our horizon for a long time." Discussion took place with regard to methods by which to keep costs at a minimum. Vice Chairperson Jacquet entertained public comment and, when none was forthcoming, a motion. **Member Fischer moved to accept the Question #18 Open Space Budget Re-cap report summarizing the status of the Open Space Program finances. Member Riedl seconded the motion. Motion carried 6-0.**

3-B. ACTION TO ENDORSE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE DECLARATION OF INVASIVE SPECIES AWARENESS WEEK (6:25:34) - Mr. Guzman introduced this item, introduced University of Nevada Cooperative Extension Carson City Weed Coalition Coordinator Margie Evans, and provided background information on her responsibilities. Ms. Evans reviewed the agenda report, discussed the purpose of invasive species awareness week and associated planned activities.

In response to a question, Mr. Guzman reviewed the schedule for the fuels reduction project on the west side of town, using sheep. In response to a question, Ms. Evans advised that Carson River Coalition Coordinator Genie Azad will schedule a meeting in March to discuss aquatic invasive species. Member Scott suggested addressing the beaver activity along the Carson River in consideration of preserving the cottonwood gallery. Ms. Evans advised that, in addition to dealing with noxious weeds, crews have been wrapping trees along the Carson River.

Vice Chairperson Jacquet thanked Ms. Evans for her presentation, and for "looking after the health of the land in Carson City." He entertained a motion. **Member Scott moved to recommend to the Board of Supervisors the declaration of Invasive Species Awareness Week. Member Fischer seconded the motion. Motion carried 6-0.**

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the February 8, 2010 Meeting

Page 3

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO PROVIDE NON-FINANCIAL SUPPORT TO THE FRIENDS OF SILVER SADDLE RANCH AND SIERRA BUSINESS COUNCIL IN THEIR EFFORTS TO PRODUCE A BUSINESS DEVELOPMENT AND ORGANIZATION PLAN AND THEIR USE OF CARSON CITY'S NAME AS A PARTNER IN MATERIALS TO BE USED FOR RAISING PRIVATE FUNDING (6:31:59) - Mr. Guzman introduced this item, reviewed the agenda report, and introduced Friends of Silver Saddle Ranch ("FOSSR") President Nancy Santos. Member Scott recalled a number of the committee members having participated in the 2008 charrette process, and expressed support for producing a business development and organization plan. He expressed concern with regard to "get[ting] stuck in planning," and a preference "to see this process moving forward ... trying to work through some implementation phases." He noted the importance of balancing participation and action, and commended Ms. Santos on her continued activity and leadership. He reiterated concern over ensuring participants don't become "tired of discussions and meetings" without getting "some things moving forward."

(6:37:44) Ms. Santos advised that the FOSSR Board currently consists of three people. "We need help; can't do it on our own." She further advised of having approached National Parks Service representatives, who suggested seeking assistance from the Sierra Business Council. "Without some assistance, we won't be able to build up Friends of Silver Saddle to be in a position to help the City."

Vice Chairperson Jacquet expressed understanding for the need to move ahead with implementation, noting the projects identified as part of the charrette process "as well as our master plan and a lot of other plans." He provided historic information on the FOSSR, and noted the significance of engaging the Sierra Business Council. He expressed support for the business development and organization plan.

In response to a question, Ms. Santos advised that the FOSSR recently received a substantial donation from the Carson City Equestrian Alliance. Vice Chairperson Jacquet entertained additional committee member questions or comments and public comments. When none were forthcoming, he entertained a motion. Member Riedl commended the business development and organization plan, and **moved to recommend to the Board of Supervisors to provide non-financial support to the Friends of Silver Saddle Ranch and Sierra Business Council in their efforts to produce a business development and organizational plan and their use of Carson City's name as a partner in materials to be used for raising private funds. Member Lincoln seconded the motion. Motion carried 6-0.** Vice Chairperson Jacquet thanked Ms. Santos.

3-D. DISCUSSION AND POSSIBLE ACTION REGARDING THE EFFORTS OF RICHARD WIPFLI AND ROB BAUTER AS AMBASSADORS FOR THE OPEN SPACE PROGRAM (6:42:10) - Mr. Guzman introduced this item, introduced Mr. Wipfli and Dr. Bauter, and reviewed the agenda materials. Vice Chairperson Jacquet referenced a previous presentation by Mr. Wipfli and Dr. Bauter at the committee's April 27, 2009 meeting. (6:43:24) Mr. Wipfli discussed activities, including "hand[ing] out ... bottles of water ...; knocked down a few little places where people were putting ... fires and just kind of spread the rocks and, basically, just showed our presence there." He advised that people had been generally supportive of the ambassadors' presence on open space properties. He expressed an interest in interacting and coordinating more with the City's park ranger. (6:45:10) Dr. Bauter expressed an interest in "be[ing] utilized a little bit more," and discussed his usual practice to contact Mr. Guzman

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the February 8, 2010 Meeting

Page 4

prior to going out. He expressed concern over the plastic sleeves remaining on trees planted as part of the Waterfall Fire restoration project, and advised of having removed some. He suggested that the ambassadors could also assist with reporting the locations of noxious weeds. In response to a question, Mr. Wipfli advised that Mr. Guzman had provided "Open Space Volunteer" signs for Mr. Wipfli's and Dr. Bauter's ATVs. Mr. Wipfli discussed the importance of "presence." In response to a further question, Mr. Wipfli advised of "places in town that you just use a little more caution."

Member Scott expressed appreciation for the ambassadors' efforts, and suggested that Mr. Guzman arrange a meeting between Mr. Wipfli, Dr. Bauter, and the park ranger. Mr. Wipfli expressed appreciation for the suggestion, and discussed the importance of coordinated effort. Dr. Bauter discussed the passivity of the ambassadors' presence, and expressed appreciation for the emergency kits provided by Mr. Guzman. Dr. Bauter also expressed appreciation for the suggestion to meet with the park ranger. Member Fischer discussed the possibility of providing the ambassadors with the same means of communication used by the park ranger, and discussion followed. In response to a question, Dr. Bauter advised that the ambassadors' patrol activities commenced in August / September 2009. He reiterated the usual practice to contact Mr. Guzman prior to going out, and advised of having picked up trash in the Ash, Kings, and Waterfall Canyon areas. He reiterated an interest in doing more. In response to a question, Mr. Wipfli expressed an interest in interacting with the park ranger prior to discussing expansion of the ambassador program. Member Scott observed that the committee has had more feedback from Mr. Wipfli and Dr. Bauter than from the park ranger "in terms of coordination," and expressed support for more coordination and communication.

In response to a question, Dr. Bauter advised of having observed that "people really respect the [open space] areas." Mr. Wipfli agreed "with few exceptions," and discussed the area of Brunswick Canyon as an area of concern. Vice Chairperson Jacquet noted the Open Space Program mission to acquire and manage land for passive recreational use. In response to a question, Mr. Wipfli advised that he and Dr. Bauter keep to designated trails in their ATVs. The gentlemen acknowledged no conflict with the Open Space Program mission. Vice Chairperson Jacquet thanked Mr. Wipfli and Dr. Bauter, commended their volunteer efforts, and inquired as to necessary training. Mr. Wipfli suggested that, as the ambassadors interact with the park ranger, training opportunities may become apparent.

3-E. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO OBTAIN AN EASEMENT WITH NEVADA DIVISION OF STATE LANDS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE V&T TRAIL, ON A PORTION OF STATE OF NEVADA PROPERTY LOCATED NORTH OF COMBS CANYON ROAD AND WEST OF THE SILVER OAK GOLF COURSE, APN 007-092-06 (7:03:12) - Mr. Guzman introduced this item and reviewed the agenda materials in conjunction with a displayed map. Vice Chairperson Jacquet thanked Mr. Guzman for his efforts relative to this project, and discussed his interest in it. In response to a question, Mr. Guzman advised that Garth Richards has expressed a willingness to grant a full easement at the present time. Member Riedl noted that the value of the easement is based upon a 10-foot width, and recommended ensuring "we get the right width." He expressed concern that a 10-foot width may be too narrow, and suggested a 14-foot width. He expressed support for acquiring the easement in consideration of the possibility of grant funding, and commended Mr. Guzman. Member Scott commended the project, and suggested the possibility of a 20-foot easement. He expressed the opinion that the project is representative of the Open Space Advisory Committee's commitment to secure the easement. Discussion followed, and

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the February 8, 2010 Meeting
Page 5

consensus of the committee members and staff was to secure a 20-foot easement. Mr. Moellendorf noted that the trail will serve multiple, non-motorized uses. Member Lincoln acknowledged the “wonderful price” for the easement, but expressed concern over the cost of improvements and parking in consideration of equestrian access. She advised that “most of the people ... that use that trail really like it the way it is ...” She expressed the opinion that some of the boulders and mounds inhibit some of the “detrimental ... usage.” In consideration of the committee’s role to “acquire rights,” Vice Chairperson Jacquet suggested the possibility that the Parks Department would be involved as a partner in planning future surfaces, parking, and types of uses. He acknowledged the need for future discussion, but commended the subject item as a “great first step in acquiring legal access.”

Vice Chairperson Jacquet entertained public comment and, when none was forthcoming, a motion. **Member Scott moved to recommend to the Board of Supervisors to obtain an easement with Nevada State Lands for the purpose of constructing and maintaining the V&T Trail, on a portion of the State of Nevada property located north of Combs Canyon Road and west of Silver Oak Golf Course, APN 007-092-06, with the recommendation that it be a minimum of 20 feet in width and for any financial support necessary to acquire the easement. Member Riedl seconded the motion. Motion carried 5-0-1; Member Fischer had temporarily left the meeting room.** In response to a question, Member Scott offered to assist Mr. Guzman in making contact with the Eagle Valley Children’s Home Board of Directors.

3-F. DISCUSSION AND POSSIBLE ACTION REGARDING THE LAND ACQUISITION PROGRAM ALONG THE CARSON RIVER, INCLUDING THE JARRARD PROPERTY, VIDLER DONATION, AND THE SERPA AND BENTLY PROPERTIES (7:16:07) - Mr. Guzman introduced this item, and reviewed the agenda materials in conjunction with displayed aerial photographs. In consideration of the Jarrard property, he reviewed the provisions of the draft purchase agreement included in the agenda materials. In response to a question, he advised that the Board of Supervisors had assured reclaimed water for the Jarrard property irrigation, “provided the [City’s] potable water supply” is not jeopardized. Member Scott commended the transaction in consideration of the importance of the wetlands, flood plain, “a legacy for Carson City and something that the Carson River Advisory Committee and the Open Space Committee have been working on for a long time.”

Mr. Guzman oriented the committee members to the location of the Vidler property, using a displayed aerial photograph, and reviewed its characteristics. He described the property as “a fantastic acquisition. It manages to link our existing trail to the north, along the Empire Ranch Golf Course, with the Riverview Park property.” Member Scott commended the acquisition “as another great linkage,” and discussed the amount of activity Riverview Park gets. He described a trail along the east side of the Empire Ranch Golf Course which is “a very nice walk or ride ...” Mr. Moellendorf described the link with the Morgan Mill River Access area. “When that is complete and when the Jarrard property comes on, we’re going to have basically a trail system from almost the BLM headquarters all the way down to Silver Saddle Ranch ... to the Mexican Ditch Dam ... along the River.” In response to a question, Mr. Guzman advised that the trail will be constructed prior to title being transferred to the City.

Mr. Guzman oriented the committee members to the location of the Serpa and Bently properties, using the displayed aerial photograph, and reviewed pertinent portions of the agenda report. In response to a question, he advised that the Serpa property appraisal was completed in 2007. In consideration of the

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the February 8, 2010 Meeting

Page 6

decrease in property values, Member Riedl suggested updating the appraisal. In response to a further question, Mr. Guzman anticipates Mr. Serpa will have his appraisal completed by the end of March. In response to a question, he advised that the V&T Railway Commission is expecting to be notified regarding a grant application around February 15th. If the grant application is funded, “they will be able to purchase the entire ownership on the north side of the River.” V&T Railway Commission representatives have expressed an interest in selling “the remainder” to the Open Space Program. Mr. Guzman responded to questions, and discussion took place, regarding the Superfund site and the Southern Nevada Public Lands Management Act ranking / process. In consideration of the Superfund site, Vice Chairperson Jacquet advised of having heard “the explanation from various sectors of the government, ... who better to own a piece of property where the management protocol is ‘no disturbance’ than an organization like open space.” Member Scott acknowledged mercury as “a major concern,” but advised of residential developments within the Superfund area in Dayton where approximately 2.5 feet of soil was removed and replaced with new soil. The deeds to these residences include a covenant requiring the property owners to test for mercury prior to “build[ing] a swimming pool or digg[ing] a major hole.” Member Scott suggested that mercury contamination would impact property value, and “as potential recipients of a long-term environmental area of concern, we should be, perhaps, enjoying a lesser cost in exchange for that.” Member Green-Preston discussed her experience with the Port of Olympia “which used to have a creosote plant ...” She expressed concern that even if the property is acquired “for free ... it is still not going to be for free.”

Mr. Guzman acknowledged sufficient direction from the committee. Member Fischer requested Mr. Guzman to research the estimated costs associated with acquisition of the Superfund designated property. Mr. Guzman advised, “At this point, it’s zero.” In response to a further question, he explained that “the State of Nevada owns the mercury ... because most of the mercury contamination exists ... within the Riverbed itself.” Prior to developing the slopes, the City would engage in a procedure to determine mercury contamination, if any. “Then we would have the option of ... providing remediation or avoiding the site.” Vice Chairperson Jacquet reiterated the City would have no liability because the Environmental Protection Agency and the Nevada Division of Environmental Protection have advised “the best thing to do with this site right now is ... to discourage disturbance.” In reference to Mr. Guzman’s comments regarding the need for testing, Vice Chairperson Jacquet explained “this contamination is very sporadic. It comes and goes with the different kinds of sediment in the River and it’s not very predictable which is why they don’t mine it.” Vice Chairperson Jacquet expressed confidence in the EPA and NDEP recommendations to “leave it as it is.”

In response to a question, Mr. Guzman advised of the priority for the V&T Railway Commission to first own right-of-way of sufficient width to accommodate their needs. “Up to this point, the V&T has not run into areas that they need to mitigate by removing soil. They are doing the opposite ... piling dirt on top of the existing bed and, therefore, ... they haven’t done anything that will trigger a clean-up action.” Member Scott requested Mr. Guzman to extend the committee’s gratitude to the State with regard to “their flexibility on these grants.” Consensus of the committee was that no formal action was necessary. Vice Chairperson Jacquet entertained public comment; however, none was forthcoming.

3-G. DISCUSSION AND POSSIBLE ACTION REGARDING PUBLIC ACCESS RELATIVE TO CLEAR CREEK ROAD (7:47:57) - Mr. Guzman introduced this item and reviewed the agenda materials. In response to a question, Member Riedl expressed the opinion that “the principle

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the February 8, 2010 Meeting
Page 7

is a very workable solution.” He expressed appreciation to Transportation Manager Patrick Pittenger, Park Planner Vern Krahn, and Regional Transportation Commissioner Jim Mallery for “working together with the land owners and the interested parties, Muscle Powered, various bicycle groups ...” He commended the cooperation between all the interested parties to develop a solution. He expressed the opinion that the most ideal solution would be to acquire property rights, but expressed doubt over this possibility.

In response to a question, Mr. Guzman described the location of the gates described in the agenda report. He responded to questions of clarification. Member Scott commended Member Riedl’s efforts in consideration of the complexity of the issue.

Vice Chairperson Jacquet entertained public comment. (7:54:49) In reference to a November 7, 2009 clean-up project, Margie Evans, representing the Clear Creek Watershed Council, advised of having worked on Old Clear Creek Road “at Climbing Rock because someone had dumped a very large load of old, wood shingles over the bank.” On behalf of the Clear Creek Watershed Council, she expressed “real mixed emotions,” and advised that dumping is a serious problem along Old Clear Creek Road.

3-H. ACTION TO ELECT A CHAIRPERSON AND VICE CHAIRPERSON FOR THE OPEN SPACE ADVISORY COMMITTEE FOR THE 2010 CALENDAR YEAR (7:55:50) - Vice Chairperson Jacquet suggested deferring action on this item until such time as the entire committee could be present. Following a brief discussion, **Member Fischer moved to reappoint Steve Hartman as chair of the Open Space Advisory Committee for the 2010 calendar year. Member Scott seconded the motion.** Vice Chairperson Jacquet entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 6-0. Member Fischer moved to reappoint Dan Jacquet as vice chair of the Open Space Advisory Committee for the 2010 calendar year. Member Scott seconded the motion.** Vice Chairperson Jacquet entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 6-0.**

4. FUTURE AGENDA ITEMS (7:57:35) - Mr. Guzman reviewed the “FYI” items included in the agenda materials. Member Scott requested Mr. Guzman to thank Mayor Crowell for his compliments to the committee, conveyed during the February 4, 2010 Board of Supervisors meeting.

5. ACTION ON ADJOURNMENT (7:58:26) - Member Fischer moved to adjourn the meeting at 7:58 p.m. Member Lincoln seconded the motion. Motion carried 6-0.

The Minutes of the February 8, 2010 Carson City Open Space Advisory Committee meeting are so approved this 2nd day of April, 2010.

STEPHEN D. HARTMAN, Chair