

# CARSON CITY OPEN SPACE ADVISORY COMMITTEE

## Minutes of the August 16, 2004 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, August 16, 2004 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Steve Hartman  
Vice Chairperson Dan Jacquet  
Laura Bird  
Michael Fischer  
Howard Riedl  
Margaret Robinson

**STAFF:** Scott Fahrenbruch, Acting Parks and Recreation Director  
Juan Guzman, Open Space Manager  
Andrew Burnham, Development Services Director  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

**CALL TO ORDER AND DETERMINATION OF QUORUM (1-0007)** - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Member Scott was absent.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0013)** - None.

**1. ACTION ON APPROVAL OF MINUTES - June 21, 2004 (1-0015)** - Member Fischer moved to approve the minutes. Member Bird seconded the motion. Motion carried 6-0.

**2. CHANGES TO THE AGENDA (1-0028)** - Mr. Guzman requested the Chairman to address item 3-D prior to item 3-A. The agenda was further modified at the discretion of the Chairman.

**3. AGENDA ITEMS:**

**3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A PRELIMINARY PLAN OF ACTION TO FACILITATE THE REHABILITATION OF AREAS AFFECTED BY THE WATERFALL FIRE (1-2398)** - Member Fischer suggested recommending to the Board of Supervisors that they strongly consider the recommendations of the consultants, of which the Committee was supportive. He noted that the rehabilitation effort has to be done right the first time. Chairperson Hartman agreed, and noted that, if necessary, the seed application should be done a second and third time. **Member Fischer moved to strongly recommend to the Board of Supervisors that they consider the consultants' recommendations. Member Bird seconded the motion. Motion carried 6-0.**

**3-B. ACTION TO REVIEW AND PRIORITIZE POTENTIAL ACQUISITIONS BASED ON THE RESULTS FROM THE STATE BOND QUESTION #1 FIRST ROUND GRANT AWARDS (1-1057)** - Mr. Guzman referred to the Division of State Lands Question #1 Preliminary Staff Recommendations memo included in the agenda materials, and advised that all the applications submitted by the City were approved. With regard to the Horse Creek Ranch property, he explained that only the

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conservation easement portion, and not the fee purchase portion, was approved. The program administrators explained to Mr. Guzman that the fee purchase portion was not approved because of insufficient funding. They are expecting the application to be resubmitted in November for the next round of Question #1 funding allocations, and have informed Mr. Guzman that the application will be substantially funded at that time. Mr. Guzman advised that the program administrators will be requesting additional Question #1 funding to be issued for the second round of applications.

Mr. Guzman introduced Michael Fagan and invited him to the meeting table. Chairperson Hartman thanked Mr. Fagan for his patience. Mr. Fagan thanked the Committee members and Mr. Guzman for his hard work. He provided background information on the original proposal to sell to the City the hillside portion of the property and to create a conservation easement on the meadow portion of the property. He referred to a displayed map and described the proximity of the Waterfall fire to his property. He expressed concern with regard to the defense of Horse Creek Ranch in the event of another fire. He expressed sensitivity to the City's priorities for rehabilitating the burned area, but advised that he will be unable to wait much longer because of a personal situation. He advised that the value of the property has "skyrocketed" in the last six months, and discussed the values of similar properties in Douglas and Alpine Counties. He advised of an appraisal which valued the property at \$7,000 per acre, and that a very similar property in Alpine County recently sold for \$9,000 an acre. He expected to receive, later in the week, an unsolicited offer to sell the property, but advised he was unaware of the intent. He requested a reassurance similar to that which was provided, in writing by the City, several months ago that "something can happen expeditiously." He expressed an interest in having a transaction ready for signature by the end of the year or as soon thereafter as is reasonably feasible.

Mr. Fagan advised of having briefly discussed with Mr. Guzman his idea for a retreat center on the conservation easement portion of the property. He advised of researching details regarding how the Waterfall fire was fought, and discussed an idea to construct a 10-acre foot pond on the property which could be used for fire protection, if necessary. He explained that a tributary of Clear Creek runs through the property, and that he has certificated surface water rights as a portion of Clear Creek. He requested the Committee's support for constructing the pond.

Mr. Fagan acknowledged that the conservation easement would not be sufficient to meet the needs of his personal situation. He explained that there is "a lot of ground work that needs to be done" to establish the terms of the conservation easement with The Nature Conservancy, and with regard to management, wildlife assessments, etc. He anticipates the process to take 6-18 months, and reiterated that this will not help his short-term situation.

Mr. Guzman advised of having met with Mr. Fagan to discuss the property lines, including resolution of the dedication of Kings Canyon Road. He reviewed the work performed by Mr. Fagan to survey water sources and lot line adjustments. He referred to Mr. Fagan's preliminary proposal and the appraisal which were provided to the Committee members prior to the Waterfall fire. He advised that the Board of Supervisors recently entered into a contract with Appraiser Steve Johnson to review the appraisal. Mr. Guzman inquired as to the Committee's willingness to proceed with negotiations in light of the fact that the Question #1 funding is not being allocated as quickly as was anticipated. He advised of having discussed with Mr. Burnham the possibility of allocating funding toward the Horse Creek Ranch project to ensure watershed protection. In response to a question, Mr. Guzman advised that the Question #1 grant is needed in order for the City to perform on the Horse Creek Ranch project. He advised that the Open

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Space Program has approximately \$2.7 million available. In response to a question, Mr. Fagan advised that the entire property would cost the City \$4.3 million. With the conservation easement, the cost would be \$3 - \$3.5 million for 389 acres plus an easement on the 200-acre meadow.

Chairperson Hartman requested Mr. Guzman to specifically agendaize the Horse Creek Ranch project for the August 30<sup>th</sup> Committee meeting. He suggested that purchasing the entire property may be more efficient than entering into the environmental assessment process. Mr. Fagan advised that fee simple purchase of the 389 acres would “take the heat off” and allow time to address the conservation easement portion. Member Riedl expressed appreciation for Mr. Fagan’s patience, and admiration for his valuation of the Horse Creek Ranch property. He agreed with agendaizing discussion of all considerations. Member Fischer advised that neighbors of Horse Creek Ranch are supportive of the project. Chairperson Hartman expressed appreciation for the opportunity represented by the Horse Creek Ranch project. He commented that it will be “wonderful asset for this community.”

Mr. Guzman referred to the Bulin-Hollingsworth property which received approval for Question #1 funding. He described the location of the property, and advised that the owner has informed him of the need to sell. He advised that The Nature Conservancy is very interested in the property, and suggested this as an interim solution. In response to a question, Mr. Guzman advised that he knows of no other deals in the works with regard to the Bulin-Hollingsworth property. He explained that the window for Question #1 funding will be lost either because the owner decides not to sell to the City or because the City will allocate the Question #1 funds to another project. The best solution is to find a way of doing as much as possible without losing the grant funding. In response to a question, Mr. Guzman advised that an agreement process for each one of the properties is associated with the grant award. He will meet with the Question #1 program administrators on Wednesday, August 18<sup>th</sup> to discuss the details. In response to a further question, Mr. Guzman advised that there is no deadline with regard to making or breaking the deal. In response to an additional question, Mr. Guzman advised of having inquired into the possibility of purchasing property and being reimbursed. The answer was that the property could only then be used as a match toward a project, but not necessarily to be reimbursed. He will be checking further into this possibility. In response to a question, Mr. Guzman advised that the City, the Parks Department, the Bureau of Land Management, Mrs. Ferguson, the Anderson Ranch, the “other” Fagan Ranch, and Michael Bell, are the current downstream users of the Mexican Ditch. Mr. Burnham advised that this is an area the City has considered for effluent disposal. From that standpoint, the Development Services Department will assist “to some degree” in the acquisition. Chairperson Hartman requested Mr. Guzman to reagendaize the Bulin-Hollingsworth property as a specific item for the August 30<sup>th</sup> Committee meeting. He commented that the project does not represent a major funding commitment, but completes the Mexican Ditch Trail in addition to other benefits.

### **3-C. REVIEW, DISCUSSION, AND POSSIBLE ACTION TO PURCHASE SEED FOR USE IN THE REVEGETATION OF CARSON CITY VIEW SHED AND WATERSHED PROPERTIES**

(1-1537) - In response to a question, Mr. Guzman advised that more information regarding seed prices and the application procedure would be known by the time of the August 30<sup>th</sup> Committee meeting. Member Bird requested Mr. Guzman to provide information regarding seed availability.

(1-1586) Laurie Walsh discussed public interest in the seed mixes. She expressed concern with regard to the lack of wild flowers, specifically the white lupine, and wildlife habitat. She suggested that the general public would be willing to donate funding to specifically purchase wildflower seeds and seeds which would

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support wildlife habitat. She further suggested requesting the experts to provide the seed information, and requesting the *Nevada Appeal* to cooperate in getting the word out to hiking groups, Boys and Girls Scouts, and other interested groups.

Chairperson Hartman referred to the concerns expressed by Mr. McLain and Ms. Durham with regard to stabilizing the water shed. Ms. Durham indicated that the C-Hill area will most likely regenerate, particularly the lupine. He expressed the opinion that there will be plenty of money available. He suggested that the City should coordinate volunteer programs. Mr. Burnham advised that Joanne Skelly, of the Cooperative Extension, is organizing volunteer efforts. The City has established a fund and thousands of dollars in donations for rehabilitation have been received. Mr. Burnham agreed that a public relations effort to get the word out with regard to available opportunities is necessary. Chairperson Hartman advised of having visited a property in the burned area with Joanne Skelly. He discussed safety concerns, including the instability of burned trees and soils in the steep areas. Ms. Skelly was adamant about keeping people off the hill until the area can be made safer. Chairperson Hartman assured Ms. Walsh that Mr. McLain's recommendations will include restoration of wildlife habitat.

(1-1692) Ms. Walsh suggested that drill seeding will be most effective, and advised that she had provided a list, to Ms. Durham, of wild flowers which grew in the Kings Canyon meadow. She reiterated the suggestion to allow the community to donate funding to include wildflower species in the drill seeding mixes. Chairperson Hartman thanked Ms. Walsh for her input.

**3-D. REVIEW, DISCUSSION, AND POSSIBLE ACTION REGARDING THE CONTRACTING OF SEED TREATMENTS AND TO STABILIZE PORTIONS OF THE CARSON CITY VIEW SHED AND WATERSHED PROPERTIES TO PROVIDE EROSION CONTROL (1-0030)** - NDF Forester Gail Durham provided background information on development of the vegetation treatment recommendations included in the Burned Area Emergency Response ("BAER") Plan. She advised that the recommendations provided represent a compromise of the original recommendations which she and John McLain developed in conjunction with City officials. She explained that the compromise was necessary in order to receive U.S. Forest Service funding. She reviewed the recommended treatments included in the BAER Plan, and pointed out the corresponding treatment areas on a displayed map.

Mr. McLain commended Ms. Durham on her efforts in analyzing the burned areas. He provided background information on the seed mix recommendation he and Ms. Durham developed, and the subsequent alteration by the U.S. Forest Service regional office. He expressed a concern that the BAER Plan vegetation treatments will not accomplish stabilization of the water shed. Ms. Durham advised that the USFS also had a restriction on the number of seeds per square foot. She explained that the possibility of receiving Widen the Bill Program funding from the USFS was another reason for compromising on the original recommendations; however, the funding was not granted. Mr. McLain noted that there are many professional opinions on rehabilitation and reclamation. He expressed the opinion that over seeding is necessary for critical area treatment because whatever germinates provides a root. He advised that the seed has already been ordered, and expressed the opinion that the mix is "still lacking." He requested the Committee to consider augmenting the seed mix to increase the number of species and assure more stability on Carson City's lands.

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At Mr. McLain's request, Ms. Durham reviewed details of the Natural Resources Conservation Service Wildlife Habitat Incentive Program ("WHIP"). She advised of having developed a rough plan, with a NRCS representative, to add species into the seed mix which would support wildlife. Reforestation in the upper water shed and replanting in some of the stream zones was also discussed as part of the WHIP. Mr. Burnham advised of having met with City Manager Linda Ritter earlier in the day, and that the City would be supportive of pursuing the WHIP funding. He explained that Carson City would be the grantee and that the grant has a 50% match requirement.

Chairperson Hartman discussed the scenic resources and the long-term quality of life in Carson City in conjunction with the language of the Quality of Life Initiative. He advised that when the Committee conducted its original studies, inquiries, and surveys, scenic resources and the River were determined to be the top priorities of the community. He noted that the priorities have not changed since then. Chairperson Hartman provided background information on Mr. McLain's experience, and expressed the opinion that his recommendations should prevail. He inquired as to how the Committee can assist in implementing the recommendations.

Mr. McLain advised that RCI can write recommendations to fit the desires of the community; the Committee and the public at large first have to determine what they really want. He advised that his first concern is stability of the water shed and the safety of Carson City which translates to a certain kind of seed mix, which he described. He discussed the need to determine whether the community wants to re-create the same type of fire environment, or whether to include species which are not so fire prone. He explained that some of the more fire prone species can be moved closer to the foothill area, but advised that this may jeopardize some of the WHIP funding because the cost share is geared toward wildlife habitat. Ms. Durham pointed out an area which the City was considering for an irrigated pasture/greenbelt to create a fuel break. She and Mr. McLain agree with keeping the bitter brush and sage brush, and accordingly the deer, off of the greenbelt area. She advised that the City and NRCS will have to work out the details of the WHIP funding. Mr. McLain discussed the need to determine management methods in conjunction with seed selection. He expressed the opinion that, from a fire protection standpoint, more appropriate species should be selected and a management plan should be developed for the long-term.

Ms. Durham advised that the seed mix for the aerial treatment has been purchased. The drill seeding is planned for the fall, and she advised of discussing with the NRCS representative the possibility of including the drill seeding treatment in the WHIP. In response to a question with regard to augmenting the seed mix for the upper water shed, Mr. McLain advised of having spoken with Forest Supervisor Bob Vaught, who advised that he would check into the situation. If Mr. Vaught is unable to influence the situation, Mr. McLain strongly recommended that the City insist on augmenting the seed mix. He commented that it would be shame for Carson City to significantly invest in its land and in the private lands and have it be "lost on the high end of the water shed and the forest because we didn't get adequate seed down over the long term." Mr. Burnham noted that the City can do anything on its own ground and can significantly influence some of the private property. He advised that if the vegetation treatments are applied without all the recommended species, internal discussions have already taken place that the City will reseed.

Chairperson Hartman expressed a concern that the water shed be stabilized as quickly as possible. In response to a question, Mr. McLain discussed the difficulty in placing a dollar amount on the seed mix. Ms. Durham advised that the NDF has approximately 350 pure light seed pounds of bitter brush in its seed bank. She indicated there is more than enough seed for the lower drill seeding, and perhaps enough to

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include in the aerial seed treatment. In response to a question, she advised that the cost of the bitter brush seed would be \$25 - \$30 per pound, and that it would be applied at approximately a quarter pound per acre. In response to a question, Ms. Durham advised that the alternatives included in the Vegetation section of the BAER Plan were not funded. In response to a comment, Chairperson Hartman reiterated that the most important thing is to stabilize the water shed. Mr. McLain discussed combinations of things which can be done, such as focusing on highly visual areas to include wildlife habitat, various flowers, and plants. He suggested another option to include various wild flower species in the aerial seed mix to bring color.

Member Riedl inquired as to the likely success of applying seed in one application before the one-year mark. Mr. McLain advised that windows of opportunity are very important, as well as knowing the characteristics of the seed species and the rates at which they should be applied. Native species will sometimes lay viable in the soil for many years waiting for the right conditions to germinate. Some of the exotic plants used for rapid germination and quick stabilization become more susceptible to failure. Mr. McLain explained that the seed mix is developed so that the plants will carry through and not be lost all at once. Mr. Fahrenbruch inquired as to the difference in germination time between annual and native grasses, and whether the City would be better off investing time and money in perennial grasses. Mr. McLain advised that seeding a companion crop which is annual usually provides a cover for the native species. He explained that non-native species are purposely included because they are great for conservation purposes and they don't compete. He expressed a preference for using non-native species instead of annual species. He explained that some of the compromise came about because of the conditions of some of the slopes which are so steep and burned so hot. Ms. Durham advised that annual species were not included in the drill seed mix. Mr. McLain advised that annual species do compete for moisture, and can also be a fire hazard if they become too thick.

In response to a question, Ms. Durham explained that a bale bombing typically follows an aerial seeding application. In response to a further question, Mr. Burnham advised of an interagency agreement for the aerial seeding treatments between the Nevada Division of Forestry, the Washoe Tribe, and the USFS. He explained that the City is a party only because of responsibilities to provide related services. Ms. Durham advised that the agreement includes language verbatim to that which is in the BAER Plan. Mr. Burnham advised that NDF has obtained funding from Interim Finance to pay for initial costs on City and private lands. The City is in the process of working out an agreement with NDF for its portion of the responsibility. Mr. Burnham explained that the agreement will provide for the City to pay its share of the costs less whatever emergency funding was obtained. In response to a further question, Mr. Burnham advised that there are no restrictions to the City augmenting the seed mix for application on City and private properties.

Mr. McLain discussed the problem of noxious weeds, and advised that he will be meeting with Cooperative Extension representatives tomorrow morning. He advised that Ed Smith and Joanne Skelly have the areas fairly well identified on private and City lands. He discussed the need to treat the noxious weeds immediately before drill seeding takes place. Mr. Burnham advised that the City has received permission from all but two of the affected private land owners. He commented that the property owners have been most cooperative. Mr. McLain and Ms. Durham both acknowledged an expectation of natural revegetation. Ms. Durham pointed out an area, on the displayed map, that was drill seeded following the C-Hill fire in 1989. She pointed out other areas which she expects to naturally revegetate. Mr. McLain provided historic

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information on the C-Hill reseeding treatment following the 1989 fire. Ms. Durham acknowledged an expectation for some of the riparian vegetation to regenerate. In other riparian areas, she has requested, under the WHIP contract, to plant stock willow.

Chairperson Hartman thanked Ms. Durham and Mr. McLain for their presentation. He called for public comment; however, none was provided. He discussed the Committee's possible action. In response to a question, Mr. Burnham referred to item 3-F and discussed the possibility of the Open Space Program having a role in protecting and managing water shed properties. Discussion took place regarding the language of Question #18 as pertaining to the Committee's purview.

Mr. Guzman advised that the Board of Supervisors authorized \$500,000 to be used for fire rehabilitation. Ms. Ritter and Mr. Burnham are, therefore, empowered to use those monies and begin to rehabilitate the burned areas. Mr. Guzman expressed the opinion that the Committee's recommendation could be directed to the Board of Supervisors and also to the City Manager; that the issue over the seed mix needs to be resolved and the consultants' recommendations followed. Mr. Burnham advised that Ms. Ritter was instrumental in hiring the consultant. He commented that the City is fortunate to have Mr. McLain's and Ms. Durham's expertise. Chairperson Hartman expressed a concern that the discussion process doesn't go on so long that the time for seed application is missed. Mr. Burnham advised that the Board of Supervisors has authorized staff to do whatever is necessary. Staff is doing its best to be as open and communicative as possible, but sometimes decisions have to be made outside a bi-monthly Board of Supervisors meeting. In response to a question, Mr. Burnham advised that 120,000 lbs. of seed arrived today. Seed application treatments will begin as early as August 20<sup>th</sup>, and will take approximately seven days to accomplish in conjunction with application of straw. He advised that staff is setting up public relations staging areas to accommodate the public and the media.

Mr. Fahrenbruch advised that the City has allocated the funding necessary to do the basic seed application outlined in the BAER Plan. He suggested that the Committee recommend to the Board of Supervisors augmentation of the seed mix, without compromise and, if necessary, use Open Space Program funding if the City is unable to identify another funding source. Member Robinson suggested applying the augmented seed, as a second application, later in the fall when moisture will be more certain. Member Bird expressed concern with regard to including the words "without compromise" in the Committee's recommendation until there is a better idea of the seed costs per acre. She suggested that more information would be available by the time of the August 30<sup>th</sup> meeting, and discussion took place with regard to the same. Consensus of the Committee was to defer action on this item until the August 30<sup>th</sup> meeting.

**3-E. DISCUSSION AND POSSIBLE ACTION RELATIVE TO SOLICITING BIDS FOR THE SHORT-TERM TIMBER HARVEST AND/OR REMOVAL OF BURNED TIMBER ON PRIVATE AND CITY-OWNED PROPERTIES IN THE WATERFALL FIRE AREA (1-1725) -** Mr. Guzman suggested considering this item in two ways: The City has established a program with Development Services and the Cooperative Extension to handle biomass adjacent to residences. Burned materials will be moved to the front of the residences and converted to chips and mulch for application on nearby burned areas. Timber removal operations are being coordinated through the USFS, which is developing contracts for private and public lands. Mr. Guzman advised that the USFS is effective in these types of removal operations. He did not have specific dates, but advised that the removal operations will proceed accordingly. Two areas have been identified for timber removal: the Quill Ranch and a Division of State Lands parcel just west of Western Nevada Community College. Mr. Burnham advised that aerial

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seeding will also take place west of WNCC. Mr. Guzman advised that the Carson City Fire Department has been working to update approvals from property owners for rehabilitation in order to coordinate the collection effort for burned materials.

(1-1793) Ernie Walsh advised that biomass chipping began in Kings Canyon today.

Chairperson Hartman expressed a concern over the diminishing commercial value of the burned timber. Mr. Burnham advised that the timber must be removed before the fall or all its value will be lost. Chairperson Hartman advised that Bill Long expressed an interest in dealing with what's left of his ground. Mr. Burnham advised that John Serpa expressed the same interest. Chairperson Hartman expressed the opinion that the timber removal operation should occur all at once in order to "get off the mountain." Mr. Guzman advised that the BAER assessment included a determination of what fire roads should be maintained in order to facilitate the removal operations.

Mr. Guzman acknowledged that future recreational use of some of the fire roads was considered during the BAER assessment. He explained that this was part of the reason the City requested the USFS to withdraw the Clear Creek/Kings Canyon Landscape Analysis. After the fire, Park Planner Vern Krahn was assigned to the BAER Team to address recreation aspects. He developed a list of road closures and access opportunities. Mr. Guzman acknowledged that these are part of the BAER Plan. Mr. Fahrenbruch advised that the Parks and Recreation Commission took action at a special meeting on Thursday, August 12<sup>th</sup> to raise the priority of utilizing the fire breaks as future trails.

**3-F. DISCUSSION ONLY RELATIVE TO ACQUISITION OF CARSON CITY WATERSHED PROPERTIES (1-1884)** - Mr. Burnham advised of previous discussions which have never really been pursued. He expressed the opinion that this possibility should now be pursued in earnest. He noted that the property is owned by Carson City, and suggested that it shouldn't matter whether it's owned by the Utilities Department or the Open Space Program. He expressed the opinion that the Open Space Program is an ideal manager of water shed properties. He discussed Utilities Department operational requirements in order to maximize water yield and access. He suggested a simple transfer of the lands to the Open Space Program with a memorandum of understanding which addresses joint management. He noted the open space value of the water shed lands.

Member Riedl noted the amount of open space acreage to manage and suggested that much of the management will require patrol. He expressed a concern with regard to managing the open space and patrolling the resource. He suggested that with a sufficient amount of patrol, the Waterfall Fire could perhaps have been avoided. He discussed the need for a management plan and budget if the Open Space Program is to acquire water shed properties. Mr. Fahrenbruch advised that as of Friday, the City began advertising for two full-time park ranger positions. He provided background information on the position requirements, and advised that he may be approaching the Committee, at some point in the future, to request funding support for the positions. He advised that the rangers' responsibilities will include open space property as well as park property. He expressed the opinion that the proposal to transfer water shed properties to the Open Space Program makes sense with regard to enforcement and management of noxious weeds. Mr. Burnham advised that the Utilities Division doesn't manage the properties to any extent. He expressed a willingness to consider funding commitments associated with transferring the properties.

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Member Robinson expressed the opinion that there will be problems associated with transferring lands owned by the Utilities Division to Open Space. Vice Chairperson Jacquet referred to the Open Space ordinance which explicitly defines open space property management into the future, and suggested that it will be very different than the Utilities Division vision for the water shed properties. He suggested considering management of the lands under the Open Space ordinance or cooperatively managing the lands under an agreement with the Utilities Division while it remains the owner. He suggested another question would be whether the Utilities Division can actually transfer those lands to another City entity using Question #18 funds.

Member Fischer expressed the opinion that the Committee is willing to consider acquisition of any land. He expressed concern with regard to "everything that's taken place tonight," particularly the appearance that Open Space Program funding will be "up for grabs." Chairperson Hartman expressed the opinion that the Committee has to figure out a way to deal with the water shed/view shed. He agreed there are a number of issues to be addressed, and that the Committee will have to be mindful of the Open Space Program's limited financial resources. He expressed the opinion that it is all Carson City property and all Carson City funds, and noted that the Committee has always sought to get "the biggest bang for the buck." He agreed with the need to consider the details and look into cooperative opportunities which will make sense for the community.

Member Bird expressed appreciation for Member Fischer's comments, and agreed with the concern that Open Space Program funds may be considered to be up for grabs. She expressed the opinion that a cooperative agreement could be very helpful. She expressed a concern with regard to the specifics of facility management issues which would require Utilities Division expertise. She suggested this may limit the type of management the Open Space Program could provide. Chairperson Hartman suggested that a working group should discuss the specifics. Mr. Burnham discussed the City's Effluent Reuse Program, and suggested there may be cooperative opportunities. Member Riedl suggested that staff consider researching how other communities have addressed these issues.

(1-2175) Ernie Walsh expressed a concern with regard to the City being able to sell the water shed property if it remains under Utilities Division ownership. He suggested that the property may be more protected under the Open Space Program.

Member Fischer discussed the potential for property management to cost money, and advised that this was his major concern. Discussion took place regarding the management provisions of the Open Space ordinance. Member Bird pointed out that the proposition doesn't have to be "either/or." She expressed confidence that an agreement can be developed which provides for preservation of the land. She encouraged staff to discuss the various options with Mr. Burnham and return to the Committee with a specific proposal. Chairperson Hartman reiterated the suggestion to develop a volunteer working group.

(1-2339) Laurie Walsh suggested utilizing volunteers for purposes of patrolling the water shed properties. She described a USFS program in which she participated to patrol the front country in the Mt. Baldy district. She explained the "trade off" for equestrian volunteers to be able to ride behind locked gates which would not otherwise have been accessible.

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**4. NON-ACTION ITEMS:**

**STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-2497) -**

Member Bird advised of having served on the interview panel for the Parks and Recreation Director. She advised that each of the candidates was well qualified. Chairperson Hartman thanked Mr. Guzman, Mr. Fahrenbruch, and Mr. Burnham for their hard work in planning and implementing rehabilitation of the Waterfall Fire.

**STATUS REPORTS AND COMMENTS FROM STAFF (1-2443) -**

Mr. Guzman advised that the Board of Supervisors approved a letter to Bob Abbey regarding the Southern Nevada Public Lands Management Act. A copy of said letter was distributed prior to the start of the meeting. Mr. Guzman encouraged the Committee members to attend the National Recreation and Park Association conference in Reno. He advised that tours of park and open space facilities will be provided by Parks and Recreation Department staff as part of the conference. He distributed informational materials on the conference to the Committee members. He reviewed the "Weedin' and Seedin' Workshop" and the Sierra Business Council Annual Conference information which was also distributed to the Committee members.

Mr. Guzman discussed the BAER Plan briefing provided to the Parks and Recreation Commission at their meeting on August 12<sup>th</sup>. He advised that the Commission provided recommendations to the Board of Supervisors which are in keeping with the City's efforts.

**FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-2529) -** Previously covered.

**5. ACTION ON ADJOURNMENT (1-2530) -** Member Fischer moved to adjourn the meeting at 8:16 p.m. Member Riedl seconded the motion. Motion carried 6-0.

The Minutes of the August 16, 2004 meeting of the Carson City Open Space Advisory Committee are so approved this 30<sup>th</sup> day of August, 2004.

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STEPHEN D. HARTMAN, Chair