A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, February 6, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Randy Pahl
Vice Chairperson Paul Pugsley
Dan Greytak
Mark McCubbin
Ernie Rink
Lacy Sheck

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
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 (5:32:00) Vice Chairperson Pugsley called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Member Farrer was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:32:24) - None.

1. ACTION ON APPROVAL OF MINUTES - December 5, 2007 (5:32:42) - Member McCubbin moved to approve the minutes. Member Rink seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (5:33:30) - None.

3. AGENDA ITEMS:

3-A. INTRODUCTION OF MS. LACY SHECK, NEW CARSON RIVER ADVISORY COMMITTEE MEMBER (5:33:43) - Mr. Moellendorf introduced Member Sheck and provided background information on her residence in Carson City. He congratulated Member Sheck and welcomed her to the committee. In response to a question, Mr. Krahn advised that Member Sheck's position represents environmental interests.

3-B. ACTION REGARDING 2008 ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR THE CARSON RIVER ADVISORY COMMITTEE (5:35:15) - Vice Chairperson Pugsley introduced this item, and entertained nominations for chair. **Member Greytak nominated Randy Pahl for chair.** Vice Chairperson Pugsley called for additional nominations and, when none were forthcoming, closed nominations and entertained a motion. **Member Greytak moved to appoint Randy Pahl as chair of the committee. Member Rink seconded the motion. Motion carried 6-0.** Chairperson-elect Pahl thanked the committee members for the appointment, and entertained nominations for vice chair. Member Greytak nominated Paul Pugsley. Chairperson-elect Pahl called for additional nominations and, when none were forthcoming, entertained a motion. **Member Greytak moved to appoint Paul Pugsley as vice chair of the committee. Member Rink seconded the motion. Motion carried 6-0.** Mr. Krahn offered to provide Chairperson-elect Pahl copies of the Nevada Open Meeting Law and *Robert's Rules of Order*.

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE COOPERATIVE MANAGEMENT AGREEMENT BETWEEN THE BUREAU OF LAND MANAGEMENT CARSON CITY FIELD OFFICE, THE CITY OF CARSON CITY, AND THE FRIENDS OF SILVER SADDLE RANCH, ON AN INTERIM BASIS (5:39:13) - Chairperson Pahl introduced and Mr. Krahn provided background information on this item. Mr. Guzman reviewed the staff report and provided an overview of the draft agreement which was included in the agenda materials. He pointed out the location of the Silver Saddle Ranch on a displayed topographic map, and discussed the design charrette to be scheduled toward the end of May. The planning area will include the Silver Saddle Ranch, adjacent properties, and the Ambrose-Carson River Natural Area. Mr. Guzman pointed out Prison Hill, the Silver Saddle Ranch, the Andersen property, Riverview Park, Carson River Park, and the Ambrose-Carson River Natural Area on a displayed map. He discussed the purpose of and activities planned for the charrette. He advised that some of the committee members will be called upon to facilitate technical discussions as part of the charrette.

In response to a question, Mr. Guzman estimated the cost of management at nearly $100,000, funding to be allocated from the Open Space Program. He clarified that most of the costs would be associated with staff salaries. He reviewed the present caretaker's function. He acknowledged the $100,000 cost estimate would be annual. He further acknowledged the anticipation that current haying operations will continue; that the Open Space Advisory Committee expressed a preference for the caretaker provisions to be retained in the agreement; that the draft agreement is still subject to revision; and that appendices will be included in the final version. In response to a question, he explained that the City will be the "face of day-to-day operations." He introduced Friends of Silver Saddle Ranch ("FOSSR") President Nancy Santos. He noted the committee's interest in reviewing the appendices to the agreement.

In response to a question, Ms. Santos advised that FOSSR will manage the wetlands. She responded to additional questions of clarification. In response to a question, Mr. Guzman explained that the City will continue to fund operation of the Silver Saddle Ranch and FOSSR will be the "eyes on the ground." In response to a further question, he advised that Mickey Andersen controls water diversions from the ditch. Having a specific person responsible who has more intimate knowledge of the ranch, "we'll do better management. That's why we're counting on the Friends." In response to a question, Ms. Santos advised of FOSSR's interest in hosting a National Public Lands Day event at the Silver Saddle Ranch.

Chairperson Pahl entertained additional questions and, when none were forthcoming, a motion. Mr. Guzman advised the committee members of their option to modify the language of the recommended action. Ms. Santos acknowledged FOSSR's support of the draft agreement. In response to a question, Mr. Moellendorf explained reasons the City is phasing out the caretaker program. Mr. Guzman advised that BLM representatives have expressed a willingness to provide the caretaker if the City is willing to provide the day-to-day supervision of the caretaker. Discussion took place regarding appropriate action, and Chairperson Pahl entertained a motion. **Member Greytak moved to recommend to the Board of Supervisors the adoption of the cooperative management agreement between the Bureau of Land Management Carson City Field Office, the City of Carson City, and the Friends of Silver Saddle**

Ranch, providing for the day-to-day operations of the Silver Saddle Ranch on an interim basis; with consideration given to how a caretaker might be made available or utilized to provide security and a presence on the property in the future. Vice Chairperson Pugsley seconded the motion. Chairperson Pahl called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 6-0.** Member Greytak and Chairperson Pahl expressed an interest in development of a ranch management plan.

3-D. DISCUSSION AND UPDATE ONLY REGARDING VIDLER WATER COMPANY'S PROPOSED MASTER PLAN AMENDMENT CHANGE OF LAND USE AND ZONING MAP AMENDMENT ON THE HELLS BELLS ROAD PROPERTY LOCATED NORTH OF RIVERVIEW PARK AND SOUTH OF THE EMPIRE RANCH TRAIL ON ASSESSOR'S PARCEL NUMBERS 010-581-05, 010-581-06, AND 010-582-06 (6:06:56) **-** Mr. Guzman introduced this item and oriented the committee members to the location of the subject parcels using displayed maps and aerial photographs. Vice Chairperson Pugsley described changes to the River subsequent to the date of one of the aerial photographs. Mr. Guzman reviewed the staff report. In response to a question, he advised that construction of a well is separate from this item as part of a special use permit process. He acknowledged the well site is proposed for the northeast portion of the property. He further acknowledged the well will be part of the City's water system. In response to a question, Mr. Krahn advised that well site 56 was the subject of a different special use permit which was approved by the Planning Commission. Well site 57 has not yet been approved.

Mr. Guzman responded to questions of clarification regarding the master plan amendment. He acknowledged the boundary will be drawn along the lines of the flood way. In response to a further question, he advised that the donation to the Open Space Program will be ±45 acres. In response to a question, Mr. Krahn advised of public comment provided by several equestrians at the January 30th Planning Commission meeting. Following discussion of the project details, he discussed having visited the subject site earlier in the day to review construction access.

In response to a question, Mr. Guzman advised that Vidler purchased the water rights at the time they purchased the land. In response to a further question, he advised that part of the scope of work for Vidler's consultant is investigating the possibility of using effluent to irrigate the Silver Saddle Ranch, the Andersen Ranch, the Jarrard Ranch, Riverview Park and other lands in the area. He acknowledged that funding for irrigation will likely be allocated from the Open Space Program budget in the future.

In response to a question, Mr. Krahn advised that the special use permit associated with the subject item was approved by the Planning Commission with the conditions of approval recommended by the Parks and Recreation Department. In response to a further question, he reviewed the construction time table, as conveyed by Vidler representatives at the January 30th Planning Commission meeting. Vice Chairperson Pugsley provided background information on permitting requirements for well site 56. Mr. Krahn acknowledged the improvement agreement between the City and Vidler Water Company, Inc. was approved by the Board of Supervisors at their December 20, 2007 meeting. Vice Chairperson Pugsley expressed support for the project associated with the master plan amendment and change of land use. Chairperson Pahl agreed, and Mr. Krahn discussed the benefits of partnership with Vidler. Member Greytak expressed support for development being as far removed from the River as possible. In response to a question, Mr. Guzman advised that staff is in the process of arranging a presentation to the committee by Utilities Division staff. He acknowledged the subject property will be included in the planning charrette.

3-E. DISCUSSION AND UPDATE ONLY REGARDING CARSON RIVER LAND ACQUISITIONS BY THE BUREAU OF LAND MANAGEMENT AND CARSON CITY'S OPEN SPACE PROGRAM (6:38:12) **-** Mr. Guzman introduced this item, and reviewed the staff report. He oriented the committee members to the locations of the Howard, Dombrowski, Foerschler, and Crosby properties using a displayed map. He acknowledged that, if the City is successful in completing the Gilbert transaction, all of the area acreage which has been offered by willing sellers will have been acquired for the Open Space Program. "These lands are ... adjacent to BLM lands; ... land that is either affected by flood zones and flood ways and the River and wetlands and cottonwood forests or is very, very steep." Mr. Guzman pointed out and discussed the Silver Saddle Ranch, the Andersen Ranch, the Jarrard Ranch, Riverview Park, and the Hells Bells Ranch. He advised of having just received an appraisal on the Bently properties, which he also pointed out on a displayed map. He further advised of having commissioned a report from Resource Concepts, Inc. with regard to owning property within a superfund site.

In response to a question, Mr. Guzman discussed the importance of available grant funding corresponding with acquisition opportunities. He acknowledged "a great big bank" of match funding. He provided background information on the State of Nevada Question #1 Resource and Protection Grant Program. In response to a question, Mr. Krahn pointed out the Morgan Mill Road river access area on a displayed map. He advised of a design charrette with the consultant, staff, and advisory commission / committee members, and anticipates agendizing review of the master plan for the April meeting of this committee. Chairperson Pahl inquired as to property on the south side of the River. Mr. Guzman advised there were two acres available which the property owner sold. The new property owner recently discussed the potential for a trade with Open Space Program staff.

With regard to the Bently and Serpa properties, Mr. Guzman advised of a potential strategy to have the lands on the south side of the River to be purchased by the Bureau of Land Management and the lands on the north side of the River to be purchased by the City. He discussed variations on the theme, and requested input of the committee members. He acknowledged that the City opted not to designate, on the federal lands bill map, BLM property to the east of Deer Run Road and up to the River. He further acknowledged a past position of the BLM that the superfund site was "a real obstacle to potential ownership." Vice Chairperson Pugsley expressed support for establishing a "corridor that's the River that incorporates what might be problems in the superfund site, because it's actually ill-defined, and then consider selling all or that remainder to BLM, particularly the part to the south because that's going to be actively managed by BLM. What's north of the River, because it now involves the V&T Railroad and what they're trying to do presents its own complications. It's also to the extent that any piece of it gets developed comes from that side." Chairperson Pahl inquired as to the possibility of BLM owning the land and entering into a management agreement with the City. Mr. Guzman advised this is the arrangement under which the Ambrose-Carson River Natural Area is managed. He offered to explore the idea with the committee. He advised that Terra Firma is assisting with the transaction, and that he would talk with its representatives. Member Greytak expressed concern over the cultural sites on the south side of the River. The committee members thanked Mr. Guzman.

3-F. ACTION TO RECOMMEND THAT THE BOARD OF SUPERVISORS MAKE A FORMAL OFFER TO PURCHASE MEXICAN DAM LLC PROPERTIES WITH QUESTION #18 OPEN SPACE ACQUISITION FUNDS, NOT TO EXCEED $1.7 MILLION, LOCATED SOUTH OF SILVER SADDLE RANCH AND NORTH OF GOLDEN EAGLE LANE TERMINUS (7:08:46) **-** Mr. Guzman reviewed the staff report and pointed out the subject property on a displayed map. In response to a question, he advised that the transaction will not include any land on the east side of the River. Discussion took place regarding the relationship of the subject property to the Aquatic Trail, and Vice Chairperson Pugsley described improvements made to the take out point. Chairperson Pahl entertained comments or questions and, when none were forthcoming, a motion. **Vice Chairperson Pugsley moved to recommend to the Board of Supervisors the offer to purchase the Mexican Dam LLC properties with Question #18 open space acquisition funds not to exceed $1.7 million. Member McCubbin seconded the motion.** Chairperson Pahl called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 6-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF:

4-A. CARSON CITY WELL SITE #56 ADJACENT TO THE EMPIRE RANCH TRAIL; and 4-B. VIDLER WATER COMPANY'S DONATION LETTER FOR MORGAN MILL ROAD RIVER ACCESS AREA PROJECT IMPROVEMENTS (7:12:42) - Mr. Krahn reviewed the agenda materials pertinent to these items. In response to a question, he advised that the $50,000 donation will be allocated toward the Morgan Mill Road river access area to enhance the aquatic trail facility. He reviewed other funding sources for the project, and expressed gratitude to Vidler Water Company, Inc.

4-C. SIERRA FRONT RECREATION COALITION'S SUPPORT LETTER FOR THE CARSON RIVER AQUATIC TRAIL (7:16:05) **-** Mr. Krahn reviewed the agenda materials pertinent to this item.

4-D. FINAL CARSON RIVER AQUATIC TRAIL MAP AND LOGO (7:17:33) **-** Mr. Krahn referred to the pertinent agenda materials, and thanked Business Development Manager Joe McCarthy and Deputy Business Development Manager Tammy Westergard for their design assistance. He advised of revisions to be made to the language of the map.

4-E. 2008 CITY GRANT REQUESTS FOR PROJECTS AND LAND ACQUISITIONS ALONG THE CARSON RIVER (7:19:22) **-** Mr. Krahn reviewed grant funding acquired in 2007. He advised that Land and Water Conservation funding will be pursued for the Morgan Mill Road river access area. Funding will also be requested from the Nevada State Parks Recreation Trails Program. In response to a question, Mr. Krahn advised that the Question #1 bond program was extended by the legislature to 2013. Vice Chairperson Pugsley provided additional information on the extension of time and on the Question #1 program.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:23:30) **-** Member McCubbin suggested the committee members pick up their agenda packets at the Aquatic Facility instead of having them mailed. Consensus of the committee was to do so. Mr. Moellendorf advised that Management Assistant Stella Hyatt would notify the members by e-mail of the availability of the agenda materials, and reviewed the Aquatic Facility hours of operation.

5. FUTURE AGENDA ITEMS (7:26:27) **-** Mr. Krahn referred to the table of future agenda items included in the agenda materials. Vice Chairperson Pugsley advised of the need to include, as part of the design charrette, review of the Utilities Division status in establishing effluent water use. At Member

Sheck's request, Mr. Moellendorf explained the purpose of a charrette. Chairperson Pahl advised of a study being conducted by Steve Walker, and suggested incorporating his report as part of the committee's discussion prior to the design charrette. In reference to agenda item 1 scheduled for the April committee meeting, Member Greytak requested to work with Mr. Guzman or Open Space Coordinator Ann Bollinger. Mr. Krahn provided background information on the item. Chairperson Pahl requested the committee members to consider future agenda items.

6. ACTION ON ADJOURNMENT (7:45:15) - Member McCubbin moved to adjourn the meeting at 7:45 p.m. Vice Chairperson Pugsley seconded the motion. Motion carried 6-0.

The Minutes of the February 6, 2008 Carson River Advisory Committee meeting are so approved this 2nd day of April, 2008.

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RANDY PAHL, Chair