

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the December 15, 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, December 15, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Thoran Towler, 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. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:05:00) - Vice Chairperson Jacquet called the meeting to order at 6:05 p.m. A quorum was present. Chairperson Hartman and Member Fischer were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:05:16) - None.

- 1. ACTION ON APPROVAL OF MINUTES** (6:05:28) - None.
- 2. MODIFICATIONS TO THE AGENDA** (6:05:30) - Mr. Guzman advised that item 3-D would be continued to a future meeting.

3. AGENDA ITEMS:

3-A. ACTION TO CONSIDER A LAND CONSERVATION TRANSACTION WITH MR. DAVID LEID ON A PROPERTY CONSISTING OF FIVE ACRES AND LOCATED NEAR THE PAVED TERMINUS OF ASH CANYON ROAD, APN 007-101-11 (6:05:59) - Mr. Guzman introduced this item, oriented the committee members to the subject property using a displayed aerial photograph, and reviewed the agenda materials, including staff's recommended action. In response to a question, he explained Mr. Leid's proposal pertinent to access in conjunction with a displayed topographic map. He acknowledged the requirement to have the property appraised, and the concern that proceeding with the transaction, in consideration of the owner's expectation of the property value, would not be a worthwhile investment of time or Open Space Program funds at the present time. He further acknowledged that he would convey the details of the subject discussion to Mr. Leid. He advised of having informed Mr. Leid's real estate agent of tonight's meeting, and offered to re-agendize the item if Mr. Leid or his representative are interested in discussing the matter further with the committee.

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In response to a question, he advised that the per acre price for the Joost easement was approximately \$70,000. The per acre price for the 20-acre purchase is about \$60,000. Mr. Guzman advised this is the appraised value. He reiterated that Mr. Leid's property is located within an Open Space Program "priority area, ... it's just that right now is not the timing given our finances."

Member Lincoln expressed agreement that the "expectation and per acre value is way out of line." Vice Chairperson Jacquet entertained a motion. **Member Lincoln moved to instruct staff not to pursue active negotiations with Mr. Leid toward the purchase of this property until a reasonable expectation of value and source of potential funding has been identified. Member Perock seconded the motion.** Vice Chairperson Jacquet called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

3-B. DISCUSSION AND POSSIBLE ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING A WORK PROGRAM FOR THE ADMINISTRATION AND EXPENDITURE OF FUNDS FOR LANDS FROM THE OPEN SPACE DIVISION OF THE QUALITY OF LIFE FUND FOR ACQUISITION, RESTORATION OF NATURAL RESOURCES, DEVELOPMENT, AND CONSTRUCTION WHICH AFFORD PUBLIC ACCESS, MAINTENANCE, CONSERVATION PLANNING, AND MANAGEMENT OF REAL PROPERTY FOR OPEN SPACE (6:16:58) - Mr. Guzman introduced this item, reviewed the agenda materials, and requested input of the committee members. Member Scott noted a correction to the estimated total figure for the Serpa - Carson River lands reflected in the table which was part of the December 11th memorandum included in the agenda materials. He discussed the importance of accountability "in what we do," and suggested considering priorities. He expressed a preference to finish up the Horse Creek Ranch conservation easement, and to emphasize the Jarrard Ranch transaction. Mr. Guzman discussed available funding for the Jarrard Ranch transaction, as reflected in the memorandum, and discussed Mr. Jarrard's interest in demonstrating the land's value. He anticipates that Division of State Lands representatives will insist on closing the transactions for which Question #1 funding has been allocated within six to eight months. He advised that time is of the essence for the Question #1-funded projects. In response to a question, he discussed the V&T Railway reconstruction project in relation to the Serpa - Carson River Lands transaction. He further discussed the possibility of collaborating with the V&T Railway Reconstruction Commission to acquire land. At Vice Chairperson Jacquet's request, he pointed out and discussed the pertinent Serpa - Carson River properties on a displayed map.

In response to a question, Mr. Guzman emphasized that the failure of the V&T ballot initiative does not place a more significant burden on Open Space Program funds for purchase of the Serpa - Carson River lands. "We have a work program and ... priorities, ... a master plan. ... We are buying these lands because they have intrinsic open space value not because the V&T needs them." Acquisition of the Serpa - Carson River lands is of sufficient importance to the Open Space Program "indifferent of the V&T project." Member Scott suggested making time available to the new supervisor and mayor, either as a committee or from a staff perspective, to acquaint them with the Open Space Program. He expressed support for the staff report and the summary, and appreciation for the financial information in consideration of establishing priorities.

Mr. Guzman reviewed the status of the capital improvements projects, the Horse Creek Ranch conservation easement transaction, and the fuels reduction program, as outlined in the staff report. He acknowledged that the fuels reduction program funding was allocated from the Southern Nevada Public Lands

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Management Act earmarked through the White Pine County federal lands bill. In response to a further question, he advised that no match was required. Member Lincoln commended Mr. Guzman and Open Space Coordinator Ann Bollinger on presentation of the work program. Vice Chairperson Jacquet commended Mr. Guzman on the concise demonstration of priorities and funding. He expressed general agreement with the listed priorities, and with Member Scott's preference to emphasize acquisition of the Jarrard property with the understanding of the requirement for a willing seller.

Vice Chairperson Jacquet entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors for staff to continue to work on the land transactions, capital improvements / projects, planning activities, and management activities, as presented in the staff report. Member Scott seconded the motion.** Vice Chairperson Jacquet called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL AND USE OF THE REVISED TEMPLATE FOR THE FUNDING AGREEMENT AND DEED CONSERVATION EASEMENT BY WHICH THE STATE OF NEVADA WILL TRANSFER FUNDS TO CARSON CITY FOR THE PURCHASE OF OPEN SPACE PROPERTIES (6:44:29) - Mr. Guzman introduced this item, and reviewed the most recent revisions to the funding agreement template, in conjunction with the staff report. Member Scott expressed appreciation for the involvement of Supervisors Shelly Aldean and Robin Williamson in getting the funding agreement template approved by Division of State Lands representatives. **Member Scott moved to recommend approval of the funding agreement template by the Board of Supervisors. Member Riedl seconded the motion.** Vice Chairperson Jacquet called for public comment; however, none was forthcoming. Mr. Guzman acknowledged that approval of the funding agreement by the Board of Supervisors would result in allocation of Question #1 funding. Vice Chairperson Jacquet called for a vote on the pending motion. **Motion carried 5-0.**

3-D. DISCUSSION ONLY REGARDING THE ENVIRONMENTAL PHASE I REPORTS FOR THE WILSON, SCHULZ, LONG, AND DARLING PROPERTIES LOCATED AT THE CARSON RANGE BETWEEN ASH CANYON AND KINGS CANYON - Deferred.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (6:48:55) - Mr. Guzman referred to the "FYI" items included in the agenda materials. In response to a question, he provided an overview of discussion which took place between Parks Department staff and members of the Advisory Board to Manage Wildlife, as reflected in the November 10, 2008 minutes included in the agenda materials, regarding the possibility of creating an additional public access point near the Harrison Bridge at the Carson River. (6:51:48) Mr. Guzman wished the committee members Merry Christmas, and advised that this would likely be Member Perock's last meeting. He advised that both Chairperson Hartman and Member Scott had requested reappointment, and that the application period had been extended until early January.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS (6:51:28) - None.

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6. ACTION ON ADJOURNMENT (6:53:09) - Member Perock moved to adjourn the meeting at 6:53 p.m. Member Scott seconded the motion, and expressed appreciation for Member Perock's service to the committee. Vice Chairperson Jacquet agreed, and called for a vote on the pending motion. Motion carried 5-0.

The Minutes of the December 15, 2008 Carson City Open Space Advisory Committee meeting are so approved this 26th day of January, 2009.

STEPHEN D. HARTMAN, Chair