

MINUTES
Special Meeting
Carson City Open Space Advisory Committee
Monday, September 15, 2014 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Board Members

Chair – Bruce Scott **Vice Chair – Howard Riedl**
Member – Margie Evans **Member – Laura Fitzsimmons**
Member – Donna Inversin **Member – Tricia Lincoln**
Member – Toby Welborn

Staff

Roger Moellendorf, Parks and Recreation Department Director
Ann Bollinger, Open Space Administrator
Jennifer Mayhew, Deputy District Attorney
Tamar Warren, Deputy Clerk /Recording Secretary

NOTE: A recording of these proceedings, the board’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.

A video recording of the meeting is available on http://www.breweryarts.org/?page_id=2605.

CALL TO ORDER

Chairperson Scott called the meeting to order at 5:30 p.m.

ROLL CALL AND DETERMINATION OF QUORUM

(5:31:19) – A quorum was present.

Attendee Name	Status	Arrived
Bruce Scott	Present	
Howard Riedl	Present	
Margie Evans	Present	5:53 p.m.
Laura Fitzsimmons	Present	
Donna Inversin	Absent	
Tricia Lincoln	Absent	
Toby Welborn	Present	

PUBLIC COMMENTS

(5:31:53) – None.

1. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES

(5:32:15) – MOTION: I move to approve the Open Space Advisory Committee meeting minutes for Monday, August 18, 2014.

RESULT:	APPROVED (4-0-0)
MOVER:	Riedl
SECONDER:	Welborn
AYES:	Scott, Riedl, Fitzsimmons, Welborn
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Evans, Inversin, Lincoln

2. MODIFICATIONS TO THE AGENDA (5:33:14) – None.

(5:33:18) – Mr. Moellendorf announced the appointment of Ann Bollinger to the position of Open Space Administrator, to fill a vacancy due to the retirement of Juan Guzman, Open Space Manager.

3. MEETING ITEMS

A. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS WHETHER TO ACCEPT OR DECLINE THE PURCHASE OF ANY AND ALL OF THE THREE PARCELS KNOWN COLLECTIVELY AS THE HORSECREEK RANCH.

(5:34:13) – Chairperson Scott noted that the City has a first right of refusal on these properties, and that they were on a deadline to respond to Property Owner W. Michael Fagen’s offer.

(5:34:48) – Ms. Bollinger gave background and presented the Staff Report which is incorporated into the record. She also noted that the current acquisitions account budget was under \$6,000 and the maintenance/management account balance was \$137,000. Ms. Bollinger indicated that any action taken by the Committee would be a recommendation to the Board of Supervisors.

(5:39:41) – Chairperson Scott inquired about the limited approvals for construction within the property that are recognized in the Conservation Easement but would be part of what is being offered for purchase. Ms. Bollinger indicated on the map that an area not considered part of the easement was not for sale.

(5:41:50) – Mr. Fagen detailed the possible building sites and stated that the Board of Supervisors had instructed him not to tear down the existing cabins on the property. He also confirmed that he would actively market the property, offering the City the option of purchasing partial properties and making installment payments.

(5:47:00) – Member Fitzsimmons thanked Mr. Fagen for contacting the Committee first and inquired whether the Committee had been provided with a copy of the property appraisal. Mr. Fagen stated that the appraisal he had received was not a formal one; therefore, it was not forwarded to the Committee.

PUBLIC COMMENTS

(5:49:07) – Charlie Gifford representing the Schulz Family, stated that they were the “other family” that “own the bottom half of the meadow”. He thanked Mr. Fagen for his efforts “for getting Horsecreek Ranch into a Conservation Easement”, calling him a “responsible owner”. Mr. Gifford gave background on the Schulz Family property and stressed the importance of irrigation. He expressed concern that new owners may not care for the property like Mr. Fagen and the owner before him had, adding that he was in favor of the City owning the property; however, with a proper appraisal and a “fair value offer”. He also expressed interest in having his

property placed in the Conservation Easement, should the City purchase Mr. Fagen’s property. Mr. Gifford noted that they worked well with Open Space and preferred the City own the property, instead of a private owner, as the City would not build on it.

(5:55:55) – Chairperson Scott thanked Mr. Gifford and Mr. Fagan for being great stewards who have taken an interest in the properties for their resource values.

(5:58:15) – Vice Chairperson Riedl inquired about the City’s obligation and monitoring of Conservation Easements, and Ms. Bollinger noted that the City and the State (through Question One) have an agricultural interest through grazing. He also noted that a lot of work had been done to protect Open Space properties, and the Conservation Easements were done; however, due to limited funds and being in “operations mode”, he recommended to not pursue this purchase.

(6:00:50) – MOTION: I move to recommend to the Board of Supervisors to not purchase any and all of the three parcels known collectively as Horsecreek Ranch.

(6:01:51) – Member Fitzsimmons noted the lack of funds and wished appraisals had been provided, and Parcel Number Three appraised separately, keeping the “doors open”.

RESULT:	APPROVED (5-0-0)
MOVER:	Riedl
SECONDER:	Evans
AYES:	Scott, Riedl, Evans, Fitzsimmons, Welborn
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Inversin, Lincoln

B. FOR POSSIBLE ACTION: TO DIRECT STAFF WHETHER TO PURSUE THE POSSIBLE PURCHASE OF 20 ACRES, APN 007-051-81, WHICH IS LOCATED ALONG HIGHWAY 50 AND OWNED BY W. MICHAEL FAGEN.

(6:04:14) – Ms. Bollinger presented the Staff Report which is incorporated into the record.

(6:07:50) – Mr. Fagen gave background on the property and noted that a buyer may build on the property in such a way that the highway is not seen, but he preferred to see Carson City acquire it, calling it “the most logical beneficiary”.

(6:12:40) – Ms. Bollinger indicated that a trail at that location had already been identified on the Unified Pathways Master Plan. Chairperson Scott noted that Douglas County was unhappy with a trailhead there. Mr. Fagin pointed out that the underpass walls were built close to the road and were quite dangerous for kids and horses. Member Fitzsimmons was informed that the traffic study and encroachment information were available and could be provided by Mr. Fagen.

(6:15:32) – Ms. Bollinger requested feedback from the Committee regarding moving forward and addressing the Open Space Evaluation Criteria in October. She also confirmed for Chairperson Scott that this agenda item was separate from item 3A and was not subject to the first right of refusal. Mr. Fagen confirmed that, and stated that he offered the property to the City first and wished to work with the City on payment plans and a 10 percent

rebate on the final purchase price to be used for maintenance. Chairperson Scott reminded the Committee that should it agree to purchase the property, a formal appraisal would be required.

(6:17:28) – Member Evans explained that she had looked at the property earlier and loved the idea of being able to access Kings Canyon from a different location. Member Welborn and Mr. Moellendorf agreed that such a trail was possible. Mr. Moellendorf noted the lack of funds and the direction from the Board of Supervisors to focus on maintaining property rather than purchasing additional land. Discussion ensued regarding available funds.

(6:25:03) – Mr. Fagen explained that he would consider a property exchange. Mr. Moellendorf offered to look into the possibility. Discussion ensued regarding the current property.

(6:28:58) – MOTION: I move to direct staff to move forward with the Open Space Advisability Checklist, and apart from that, administratively pursue the availability of land that we might be able to use for trade with this property, understanding that we are not looking at spending money in the purchase of the property.

PUBLIC COMMENTS

(6:29:51) – None.

RESULT:	APPROVED (5-0-0)
MOVER:	Evans
SECONDER:	Fitzsimmons
AYES:	Scott, Riedl, Evans, Fitzsimmons, Welborn
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Inversin, Lincoln

4. NON-ACTION ITEMS

A. REPORTS ONLY - NO ACTION OR DISCUSSION AMONG MEMBERS OR WITH STAFF WILL TAKE PLACE ON THESE ITEMS.

STATUS REPORT AND ANNOUNCEMENTS FROM STAFF.

(6:30:46) – Ms. Bollinger announced that the Kiwanis Carson River Workday is rescheduled for October 11, 2014, adding that she was looking for Committee members to volunteer and lead a group.

MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION.

(6:32:10) – Chairperson Scott, Vice Chairperson Riedl, and Member Fitzsimmons noted that they would be absent on October 20, 2014.

5. FUTURE AGENDA ITEMS

(6:31:50) – Staffing discussion for Ms. Bollinger’s replacement.

6. PUBLIC COMMENTS (6:31:30) – None.

7. FOR POSSIBLE ACTION ON ADJOURNMENT

(6:33:10) – **NOTION: Vice Chairperson Riedl moved to adjourn.** The meeting was adjourned at 6:33 p.m.

The Minutes of the September 15, 2014 Carson City Open Space Advisory Committee special meeting are so approved this 15th day of December, 2014.

BRUCE SCOTT, Chair