

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 20, 2001 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 20, 2001 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Margaret Robinson
Bruce Scott

STAFF: Juan Guzman, Open Space Manager
Kathleen King, Recording Secretary
(OSAC 08/20/01)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Hartman. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. ROLL CALL AND DETERMINATION OF A QUORUM (1-0001) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Members Bird and Pacheco were absent.

B. APPROVAL OF MINUTES - JULY 16, 2001 (1-0006) - Member Scott moved to approve the minutes. Member Fischer seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENT (1-0016) - None.

D. MODIFICATION OF AGENDA (1-0017) - None.

E. DISCLOSURES (1-0018) - With regard to item F-2, Member Scott advised that his firm has been retained by The Nature Conservancy to perform water rights work on a piece of property along the Truckee River. He indicated that it does not present a conflict.

F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING THE MANAGEMENT AND SITE MASTER PLAN FOR THE MOFFAT PROPERTY INCLUDING THE CHARACTER OF ITS FUTURE OPEN SPACE USE, A SHADE STRUCTURE AND MEMORIAL PLAQUE, GRANTING OF EASEMENTS TO THE PARKS AND RECREATION DEPARTMENT FOR TRAILS, AND OTHER RELATED FACILITIES AS NECESSARY, IN ORDER TO FULFILL CONDITIONS OF SALE. THE PROPERTY CONSISTS OF 17 ACRES AND IS BORDERED BY LEPIRE DRIVE TO THE NORTH, HELLS BELLS ROAD AND RATTLESNAKE MOUNTAIN TO THE SOUTH, EDMONDS DRIVE TO THE WEST, AND THE MEXICAN DITCH TO THE EAST, APN 10-032-31 (1-0029) - Mr. Guzman reviewed the staff report and referred to the site master plan, included in the agenda materials, reflecting the changes previously requested by the Committee. He displayed an enlarged version of the master plan and pointed out the trails, the location of the plaque, and the shade structure. He advised that the Parks and Recreation Department is ready to begin construction of the trail, completion

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of which is dependent upon continuation of easements on properties to the north. He advised of an offer from an adjacent property owner to allow the trail to be located on his land. He further advised that the School District is in the process of deciding whether or not to construct a trail and where to locate it. He reviewed the improvements for which the Open Space Program will be responsible and those for which the Parks and Recreation Department will be responsible.

Mr. Guzman acknowledged that in exchange for the easement to construct a trail on the south side of the property, the Parks and Recreation Department will maintain the facilities on the north, including trash collection, routine maintenance, weed control, and park ranger patrol. The specifics of the agreement will be outlined in a Memorandum of Understanding between the Open Space Advisory Committee and the Parks and Recreation Department. Member Scott concurred with the need for formal documentation. In response to a question, Mr. Guzman advised that the budget will be a little less than \$40,000.

Mr. Guzman advised that the conceptual plan was submitted to the Board of Supervisors at their August 16th meeting and approved. Three applications will be submitted to the Regional Planning Commission: a master plan amendment, a change of land use, and a special use permit. Mr. Guzman further advised that the proposed shade structure will cost approximately \$5,000. He explained that Mr. Hershenow had accounted for a 15% contingency. He further explained the difference between contingency funds and miscellaneous costs in relation to a bid process, and advised that Mr. Hershenow later agreed to revise the contingency to 10% and allocate 5% to miscellaneous costs. Discussion took place with regard to the same, and Mr. Guzman suggested reviewing the proposed shade structure, proceeding with final plans toward design of the structure, revisiting the budget within a month with a better idea of actual costs, and making adjustments accordingly. He acknowledged the Committee's direction to spend no more than \$40,000 on the project. Chairperson Hartman pointed out legitimate considerations, such as site conditions, which cannot be taken into account during the design phase.

Max Hershenow, of Hershenow and Klippenstein Architects, displayed and circulated a proposed model of the shade structure. He explained that comments from the last meeting were incorporated into the design in an attempt to simplify it. He described the elements of the proposed structure, the function, the materials, the dimensions, and solicited comments from the Committee members. Member Scott thanked Mr. Hershenow for incorporating the Committee's comments and expressed approval for the new design. He expressed appreciation for Mr. Hershenow's efforts in accommodating the Committee and the project budget. Chairperson Hartman expressed appreciation for Mr. Hershenow's efforts. **Member Fischer moved to accept the concept of the shade structure and move forward with implementation of the Committee's portion of the Moffat property. Member Scott seconded the motion. Motion carried 5-0.** Chairperson Hartman thanked Mr. Hershenow.

F-2. DISCUSSION, ACTION, AND STATUS REPORT REGARDING THE CONSIDERATION OF THE NATURE CONSERVANCY OFFER TO TRANSFER TO THE CITY OWNERSHIP OF A WETLAND LOCATED WEST OF NORTH LOMPA LANE AND NORTH OF NORTHRIDGE DRIVE, APPROXIMATELY 17.6 ACRES, APN 2-571-25 (1-0320) - Mr. Guzman provided background information on this item. He pointed out the subject property on a displayed aerial photograph. He advised that he toured the property with an Army Corps of Engineers representative, Ali Parker, who found the wetlands to be in a very healthy condition. Ms. Parker provided to Mr. Guzman copies of each of the five permits issued to date, and advised of the encumbrances. Most of the permits were for discharge of drainage water into the wetland area. Mr. Guzman advised that escrow should close

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within the next few days. The environmental assessment cost approximately \$2,500 and escrow will cost less than \$1,000. Once escrow is closed, Mr. Guzman will begin working on the management plan. He will agendize the management plan periodically to update the Committee on its progress.

At the request of Vice Chairperson Jacquet, Mr. Guzman provided information on the presentation made to the Board of Supervisors with regard to the management plan. He anticipates that the management plan will be an in-house document and that contractors will only be retained for specific expertise such as weed control/identification, water quality control, etc. The idea is to develop a management plan which can be expanded to the wetlands which the Parks and Recreation Department will purchase from the Northridge/Mountain Park subdivisions. In response to a question, Mr. Guzman provided background information on the proposed purchase. He discussed the failed wetlands enhancement project and strategies for fixing the problem which he will submit to the Committee for review prior to any action being taken. He advised that both areas will be managed as wetlands and that the management plan will be developed accordingly.

Member Scott expressed an interest in the management plan, and a concern regarding the freeway route causing access problems. Mr. Guzman advised that the freeway will be elevated at the point which intersects the two parcels in order to maintain access. He discussed the possibility of the Parks and Recreation Department paying less for the wetlands than what was originally agreed upon because of the need for improvements to the enhancement project. Alternatively, the present owner will need to make the necessary improvements prior to purchase. At the request of Chairperson Hartman, Mr. Guzman pointed out the St. Teresa's Catholic Church parcel. Member Scott suggested that the Committee consider management of the property in conjunction with the Parks and Recreation Commission. He discussed management responsibilities over parcels such as the Moffat property and the Bernhard property. Chairperson Hartman pointed out that this is a property which provides drainage-related relief for the entire community. He suggested that the City Utilities Department should also be involved in management of the property. Mr. Guzman advised that City Engineer Larry Werner has discussed with him the possibility of requesting the Committee to advance funding toward purchase of the property. In response to a question, Mr. Guzman advised there has never been any intent to make the property into an active park. He acknowledged that the Steinheimer wetlands mitigation project was required by the Army Corps of Engineers. He further acknowledged that there remains a responsible party and explained the reason for considering purchase of the property prior to the necessary improvements being made. Member Robinson expressed a concern regarding controlling drainage to the wetlands. She suggested developing an agreement with City Utilities to assist with testing. Chairperson Hartman referred to an arrangement between NDOT and Carson City relating to drainage. Mr. Guzman acknowledged the existence of an agreement and indicated he would agendize the matter for discussion at a future meeting. No formal action was taken.

F-3. DISCUSSION AND ACTION REGARDING THE ANNUAL REPORT TO THE BOARD OF SUPERVISORS ABOUT THE COMMITTEE ACTIVITIES DURING 2000-2001 (1-0614) - Mr. Guzman advised that the report was well received. The Board of Supervisors requested him to reword the information regarding Fuji Park, which he reviewed from the revised report distributed prior to the start of the meeting. He commended Accounting Clerk Sharon Wood on the report format. Chairperson Hartman commented that the report was very well done. Member Fischer commended Mr. Guzman on the report, and inquired as to the jurisdiction of the Committee and the Parks and Recreation Commission in relation to Fuji Park. Mr. Guzman advised that the Parks and Recreation Commission is charged to advise the Board of Supervisors on all matters relating to City parks. Member Scott advised of

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having watched the television broadcast of the report presentation and commended Mr. Guzman on a job well done. Chairperson Hartman requested Mr. Guzman to convey the Committee's appreciation to Ms. Wood for her efforts. Vice Chairperson Jacquet referred to his comments at the presentation regarding the Committee's appreciation for Mr. Guzman's work and for the Board of Supervisors' acceptance of the Committee's recommendations.

F-4. DISCUSSION AND ACTION REGARDING SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT, ROUND TWO, PROPERTIES IN THE VICINITY OF THE CARSON RIVER, SOUTH OF THE SILVER SADDLE RANCH, APNs 10-121-08; 18; 35; 39; 40; 20; 21; 22; AND 23 (1-0710) - Mr. Guzman pointed out the subject properties on a displayed map and reviewed the staff report. He advised that Bureau of Land Management representatives will begin contacting the property owners, evaluating and appraising the properties, etc. He has offered his services to the BLM to ensure that the properties are acquired in a timely fashion. He advised that round 3 of the SNPLMA is about to begin. Applications are due in September, and the Al Bernhard property will be submitted at that time. Approximately \$100 million is available for property purchase. Chairperson Hartman agreed it is important to keep the process moving. In response to a question, Mr. Guzman advised that Mr. Howard's property will be submitted during the round 3 process. He pointed out the subject property on the displayed map. He advised that an additional candidate is a ranch adjacent to the Carson River in Lyon County, sponsored by the Trust for Public Lands.

F-5. DISCUSSION AND ACTION REGARDING THE SELECTION OF A DATE TO CONDUCT A ½-DAY TOUR OF STATE PARK PROPERTIES WITHIN THE CARSON RANGE, CARSON CITY AND WASHOE COUNTY, NEVADA (1-0807) - Mr. Guzman reviewed the staff report and advised that the plan is to accommodate the Committee in one van. Discussion took place regarding available dates, and consensus was to schedule the tour for Monday, September 17th in the morning.

F-6. DISCUSSION ONLY REGARDING THE STATUS OF THE PILOT STUDY TO IDENTIFY, INVENTORY, AND CLASSIFY WETLANDS AND RIPARIAN RESOURCES WITHIN CARSON CITY, NEVADA (1-0881) - Mr. Guzman referred to the memo from Leslie Burnside, of Harding ESE, included in the agenda materials and provided an overview of the same. In response to a question, he advised that Ms. Burnside will continue to collect and compile data. He will ask her when a final report will be presented.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-0910) - Following discussion, consensus of the Committee was to schedule the next regular meeting for Monday, September 24th. Member Scott requested that Vice Chairperson Jacquet convey appreciation to Mr. Singlaub for his article in last Sunday's edition of the Nevada *Appeal*. (1-0982) Vice Chairperson Jacquet requested information regarding permanently designating open space acquisitions. Discussion took place with regard to the same.

H. STATUS REPORTS FROM STAFF (1-0961) - Mr. Guzman advised of attending a two-hour seminar conducted by William Bobo, a financial planner who specializes in open space properties.

I. ADJOURNMENT (1-1057) - Member Fischer moved to adjourn the meeting. Member Scott seconded the motion. Motion carried 5-0.

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The Minutes of the August 20, 2001 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of September, 2001.

STEVE HARTMAN, Chairperson