

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Tuesday, February 6, 2007 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Tricia Lincoln
Wayne Perock
Howard Riedl

STAFF: Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Assistant
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 (1-0009) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Members Fischer and Scott were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0014) - None.

1. ACTION ON APPROVAL OF MINUTES (1-0015) - None.

2. MODIFICATIONS TO THE AGENDA (1-0016) - None.

3. AGENDA ITEMS:

3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE USE OF OPEN SPACE ACQUISITION FUNDS FOR THE FEE TITLE PURCHASE OF THE 19-ACRE DESORMIER PROPERTY, LOCATED AT 4706 GOLDEN EAGLE LANE, AND KNOWN AS APN 10-502-01 (1-0017) - Mr. Guzman introduced Bill and Patricia Desormier, provided background information on this item, and reviewed the staff report. He advised that a phase 1 environmental assessment has yet to be completed. He provided an overview of the draft Purchase and Sale Agreement and the title report included in the agenda materials. He explained issues over access indicated in the title report, and advised that the appraiser had assumed access is reasonable and feasible. He advised there are no water rights associated with the property, and described the property's characteristics.

In response to a question, Chairperson Hartman explained the concept of cash fed funds. In response to a further question, he explained that the only conditions precedent to closing are on the buyer's side. He acknowledged having reviewed the draft agreement and his satisfaction with its provisions. In response to a further question, he provided historic information on the parcels comprising the Dangberg Ranch. He advised that the Mexican Ditch, to the north of the property, is the only one in the area. He expressed the understanding that the subject parcel has never been irrigated. Mr. Guzman acknowledged that the remaining easements relate to parcels 3, 4, 5, 7, 8, and 9. He advised of no question or communication with Division of State Lands representatives regarding the high water mark.

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In response to a question, Mr. Guzman provided an overview of available Open Space Program funds. Chairperson Hartman requested Mr. Guzman to agendize presentation of the Open Space Program budget. In response to a further question, Mr. Guzman advised that the property will be acquired "as is." He anticipates no need for immediate remediation to be performed on the property. He advised of no invasive weeds on the property which will need to be eradicated.

(1-0215) Mr. Desormier advised of no invasive weeds on the property, and attributed this to the steep topography. He advised there is tall white top further down the River.

Mr. Guzman responded to questions regarding public access and maintenance of the road. Discussion followed, and Chairperson Hartman acknowledged that the owner of the easement dictates the level of maintenance.

(1-0315) Mr. Desormier agreed that the easement does not specify who is to maintain the road. He advised of a maintenance agreement, and that "when the road needs to be fixed, it's fixed." In response to a question, he advised that he rents equipment to maintain the road. He further advised that the road hasn't been graded in a number of years.

Chairperson Hartman requested to review the easement document with District Attorney's staff. He called for additional comments or questions and, when none were forthcoming, opened this item to public comment.

(1-0348) Rob Potter expressed support for the transaction.

Chairperson Hartman entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors the use of open space acquisition funds for the fee title purchase of the 19-acre Desormier property, located 4706 Golden Eagle Lane, and known as APN 10-502-01. Member Perock seconded the motion.** Chairperson Hartman noted that the property represents a top priority acquisition, as designated by the community, in the Open Space Master Plan element. He expressed appreciation for the Desormiers' perseverance and patience. He called for a vote on the pending motion; **motion carried 5-0.** Chairperson Hartman thanked the Desormiers for their attendance.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (1-0382) - Mr. Guzman reported he has been working on all transactions, including the Potter project which necessitates the clarification of Ormsby Boulevard. In response to a question, he advised the value of that portion of the Potter property is not known. He further advised that Mr. Potter has requested the City to retain Appraiser Dan Leck, who is very busy at the present time. (1-0404) Mr. Potter provided an overview of discussions with Assessor Dave Dawley, suggested redrawing the parcel to include the property in question, and having the property appraised. Mr. Guzman acknowledged that documentation provided by Stewart Title is available for review by District Attorney's staff. He advised he would agendize this matter for the next meeting.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

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5. FUTURE AGENDA ITEMS (1-0443) - Chairperson Hartman requested Mr. Guzman to agendize the Potter property and the Open Space Program budget. Member Lincoln requested to agendize the “meeting agenda packet issue,” and extensive discussion ensued.

6. ACTION ON ADJOURNMENT (1-0521) - Member Riedl moved to adjourn the meeting at 6:38 p.m. Member Perock seconded the motion. Motion carried 5-0.

The Minutes of the February 6, 2007 Carson City Open Space Advisory Committee meeting are so approved this 26th day of February, 2007.

STEPHEN D. HARTMAN, Chair