

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: February 5, 2013

AGENDA ITEM NUMBER: 4B

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: **For Possible Action:** To delay the JohnD Winters Centennial Park Site Development Plan process and instead encourage staff to seek funds to improve existing facilities and infrastructure in the park.

GENERAL DISCUSSION:

At the January 2, 2013, Parks and Recreation Commission meeting, the Commission received an update from Parks and Recreation Department staff on its past efforts to develop a site development plan (Master Plan) for JohnD Winters Centennial Park (JDWCP). Included in these discussions was staff's use of Quality of Life Initiative (Question 18) funds for small projects at the upper sports complex for public safety improvements and to offset the loss of the department's operation and maintenance budget. Also, staff reviewed with the Commission our department's recent attempts to locate grant funds to improve the facility for our adult recreation programs and to retain sport tournaments.

Additionally, Parks and Recreation Department staff discussed various site and planning challenges facing staff to develop a site development plan (Master Plan) for the park. As indicated at the last meeting, the two most significant planning challenges for the park are the future of the Eagle Valley Golf Course and no available City funding sources for any new facilities in the foreseeable future. Staff believes that until the Board of Supervisors can provide clear direction on the future of the Eagle Valley Golf Course (Refer to Exhibit A) and City staff can identify future funding sources for new facilities it would be a waste of City staff's time, Commission member's time, and the public's time to move forward with public meetings and a large-scale planning effort for the park with these and other planning issues still unresolved.

Since there was no clear consensus among Parks and Recreation Commission members or any final action taken by the Commission at the last meeting to move forward with the site development plan (Master Plan) process for JohnD Winters Centennial Park, staff is recommending to delay, for the foreseeable future, any planning work on the site development plan for the park but, instead continue to work on obtaining funds to improve the existing facilities and infrastructure in the park.

RECOMMENDED ACTION: I move to delay the JohnD Winters Centennial Park Site Development Plan process and instead encourage staff to seek funds to improve existing facilities and infrastructure in the park.

FYI

Supervisors drive toward golf goal, wind up in water hazard

BY JOHN BARRETTE

jbarrette@nevadaappeal.com

1-18-13

Supervisors whacked a drive down the middle of the fairway in accepting and debating a report on Eagle Valley Golf Course problems, but then kerplunked into a water hazard Thursday.

To put it in less sporting terms, the Carson City Board of Supervisors accepted a performance auditors' report on lease terms with golf complex operators. But it couldn't agree yet regarding what to do next.

The water hazard? "We're in a box," said City Manager Larry Werner, noting wastewater effluent goes to Eagle Valley. He said the wastewater problem means if

the operating firm that leases the two courses should walk away, there would be an immediate \$500,000 impact.

The Moss-Adams internal audit work, called a cost recovery analysis, determined the Carson City Municipal Golf Corp. isn't meeting lease obligations to the city. It made recommendations that included, among other things, enforcing lease terms, renegotiating or rebidding the lease.

The report sparked testimony from representatives of Silver Oak and Empire Ranch golf courses, two private Carson City links, urging action to alter matters because of advantages the city-owned but leased links enjoy.

Those testifying on behalf of the private courses said the city-owned courses don't pay property tax, competing with private sector firms in a golfing environment ravaged by the recession and fewer players.

Jim Kepler, Eagle Valley manager, said the two courses pay sales tax and are very functional, serving a need in the community while financially clawing their way back to what he called "the right track."

Supervisors weighed in as well.

"This issue is much more complicated than just Eagle Valley," said Supervisor John McKenna. "It may not be dealt with as fast as people think it should be dealt with,

but it's being dealt with."

Supervisor Brad Bankowski expressed concern that lease payments aren't providing cash flow to help meet bond payments, so the sinking fund of \$707,000 is eroding. He said the third option is city general funds.

"We have a case of default that's been going on for years," he said. He worried the sinking fund could be depleted in less than four years.

Werner, however, said sewer funds could be tapped rather than general funds if necessary.

Supervisors voted to accept the report, but Supervisor Karen Abowd's motion directing staff to renegotiate the lease and get

an operating budget from Eagle Valley died for lack of a second motion.

Supervisors reviewed two other reports from Moss-Adams on options regarding

public defender protection for the indigent and other city facility cost recovery. All three were presented by Mark Steranka of Moss-Adams LLP.