



# STAFF REPORT

**Report To:** Range Task Force

**Meeting Date:** March 6, 2019

**Staff Contact:** Jennifer Budge, CPRP, Parks and Recreation Director

**Agenda Title:** Review, discussion and possible recommendation to staff regarding potential alternative locations for the Carson Rifle and Pistol Range.

**Staff Summary:** This item will discuss potential locations to relocate the Carson Rifle and Pistol Range.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

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## **Proposed Motion**

I move to recommend to staff \_\_\_\_\_ regarding potential alternative locations for the Carson City Rifle and Pistol Range.

## **Board's Strategic Goal**

Safety

## **Previous Action**

N/A

## **Background/Issues & Analysis**

As the landfill continues to develop over time, long term conflicts between the rifle range and the landfill are a concern for public safety. The Range Task Force requested information regarding potential locations that the facility could possibly be located to in the future. Two possible locations were discussed:

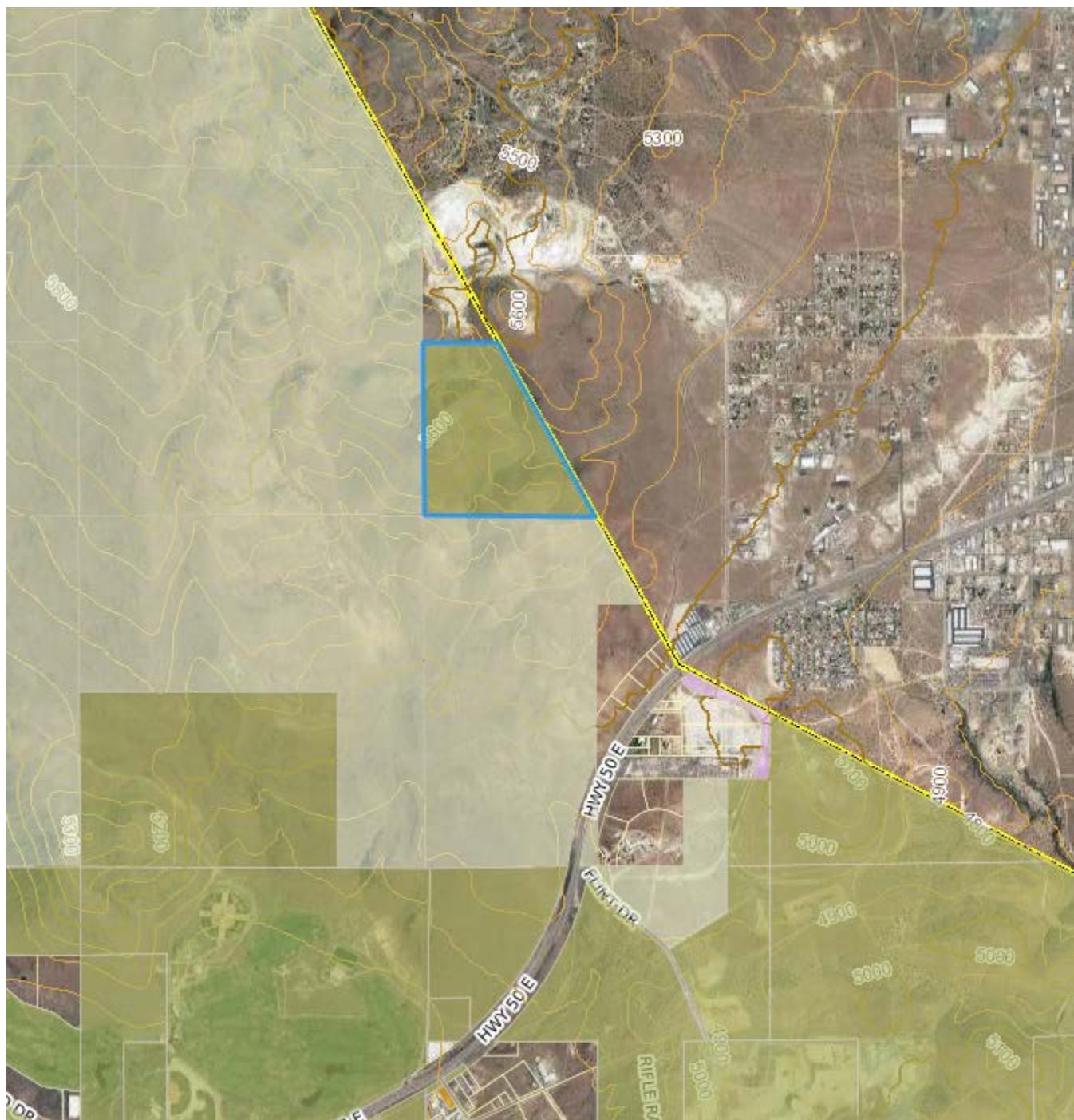
1. *Multiple parcels located northwest of Centennial Park near the Carson/Lyon County border.* APN 008-011-16 (109.56-acres owned by Carson City); APN 008-011-17 (331.93-acres owed by BLM); APN 008-011-21 (400-acres owned by BLM); APN 008-011-15 (630-acres owned by BLM) SHOWN ON MAP #1 below.
2. *BLM property located east off of Deer Run Road.* APN 010-021-05 (600-acres); APN 010021-07 (640-acres). SHOWN ON MAP #2 below.

City staff has contacted BLM and will be meeting in mid-March to discuss potential opportunities available for lease (Recreation and Public Purposes) or acquisition through the patent process. City staff also contacted Lyon County to see if there are any potential bi-county opportunities that might be available. Meetings with BLM and Lyon County had not occurred at the time this staff report was written.

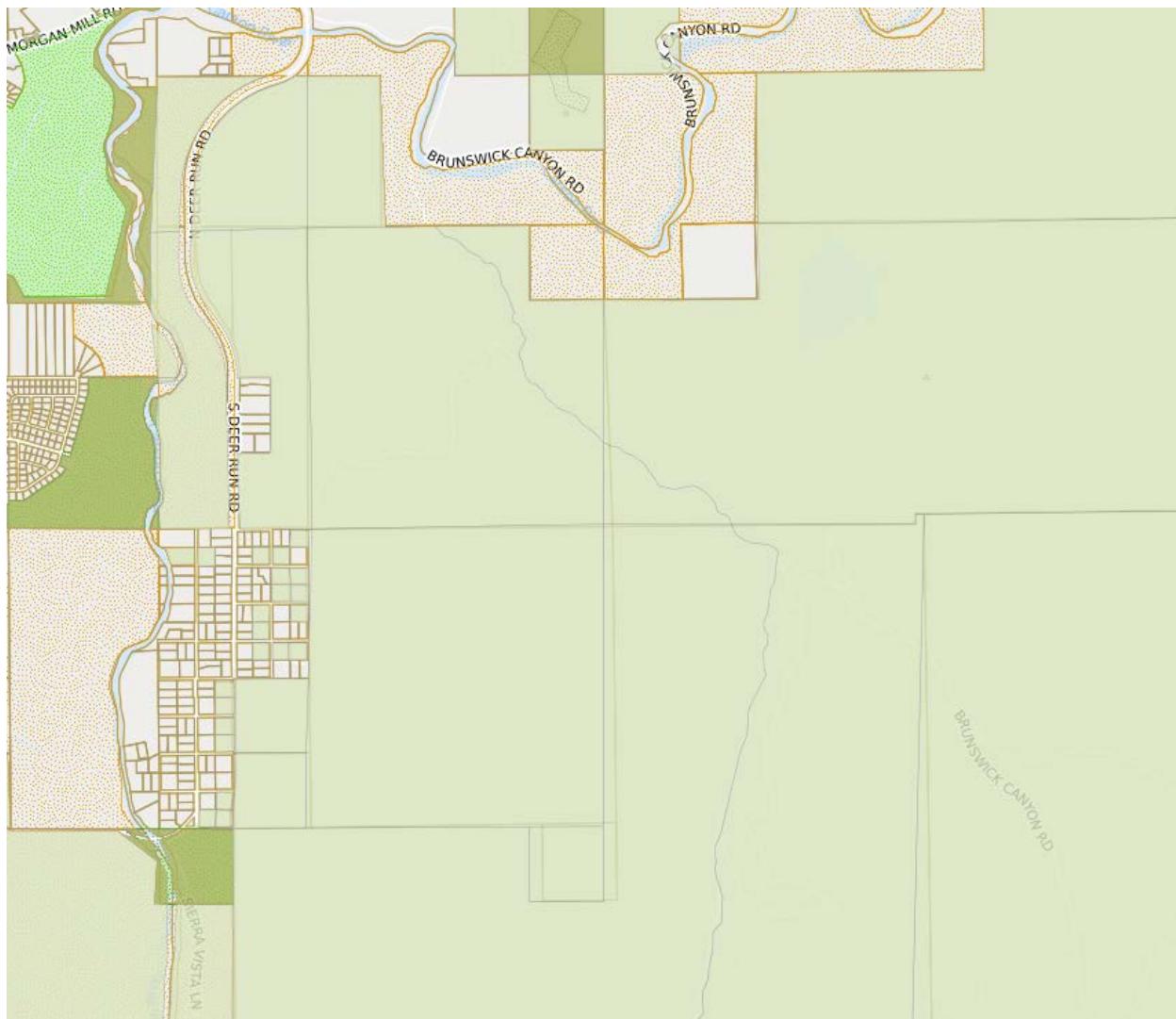
The BLM property east of Deer Run Road was previously evaluated in 2006 as part of the Omnibus Public Lands Management Act (federal lands bill). After multiple public meetings and opposition from the surrounding neighborhoods, that option was not pursued by the City. Meeting minutes from two

Parks and Recreation Commission meetings are attached for reference. There are no other known options within the city limits.

**MAP 1** details: Dark green parcels are owned by Carson City. Light green parcels owned by BLM. The yellow line indicates the Carson/Lyon County border.



**Map 2** details. Light green parcels are owned by BLM.



**Applicable Statute, Code, Policy, Rule or Regulation**

N/A

**Task Force Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

## **CARSON CITY PARKS AND RECREATION COMMISSION**

### **Minutes of the September 19, 2006 Meeting**

**Page 1**

A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, September 19, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Donna Curtis  
John Felesina  
Tom Keeton  
Pete Livermore  
John McKenna  
Glenn Tierney

**STAFF:** Roger Moellendorf, Parks and Recreation Director  
Scott Fahrenbruch, Parks and Recreation Director of Operations  
Vern Krahn, Park Planner  
Larry Werner, City Engineer  
Stacey Giomi, Fire Chief  
Walter Sullivan, Planning Division Director  
Mary-Margaret Madden, Senior Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the commission'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 (5:31:13)** - Chairperson Curtis called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Vice Chairperson Hoffman and Commissioners Bauman and Davis were absent.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:31:50)** - None.

**1. ACTION ON APPROVAL OF MINUTES - August 15, 2006 (5:32:20)** - Commissioner Livermore moved to approve the minutes, as presented. Commissioner Keeton seconded the motion. Motion carried 6-0.

**2. MODIFICATIONS TO THE AGENDA (5:32:10)** - None.

**3. AGENDA ITEMS:**

**3-A. PRESENTATION AND DISCUSSION ONLY REGARDING A PROPOSED NEW SHOOTING FACILITY EAST OF DEER RUN ROAD IN CARSON CITY (5:32:48)** - Chairperson Curtis introduced this item, and provided an overview of the format by which it would be presented and public comment addressed. Mr. Moellendorf reviewed the staff report.

(5:35:54) Dennis Crabb, a member of the Capitol City Gun Club ("CCGC") and Volunteer Coordinator for transfer of the facility, provided background information on the Capitol City Shooting Sports Alliance and possible transfer of the facility. He narrated a Power Point presentation, copies of which were included in the commissioners' agenda materials, which included discussion of immediate and long-term goals, commitments and vision, and community benefits. He advised that a sign up sheet would be circulated

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### Minutes of the September 19, 2006 Meeting

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through the audience, with the intent of scheduling a series of neighborhood meetings. He narrated photographs of the existing site, and conceptual photographs of a facility clubhouse. He emphasized the conceptual nature of the plan.

(5:43:54) J.R. Hildebrand, representing the **Capitol City Shooting Sports Alliance**, reviewed the conceptual site plan which was displayed in the meeting room. He advised of important site considerations, including gun safety, impact to existing neighbors, and maximizing land use to accommodate as many facilities as possible for the benefit of the entire community. He emphasized that the displayed site plan was "the initial thought." He reviewed the displayed site plan, and pointed out and described the following elements: access; the proposed archery area; the proposed parking area; the proposed clubhouse location which would include a pro shop, a restaurant, and an indoor pistol range; the proposed location for two five-stand fields; the proposed location for a sporting clays field; a proposed paint ball facility; proposed helice fields; and a proposed rifle facility.

Mr. Crabb referred to a conceptual cross-section which showed topography of the site. He reviewed the "next steps" to support and assist with transfer of the facility; to meet with neighbors, City staff, advisory committee members, and other interested parties to identify issues raised by the proposed site plan and to attempt to resolve those issues; and to devise workable mitigation and funding strategies for construction and maintenance. He circulated the sign up sheet through the audience. He introduced CCGC Manager Dave Fiedler and Board Member Paul Laird.

Commissioner Keeton inquired as to utilities at the site. Mr. Hildebrand advised of a power line at the site, but that there is no water. Commissioner Keeton expressed the opinion that the design was favorable to the shotgun shooters "and everybody else can take second place." He expressed the further opinion that the design was "not necessarily acceptable" to rifle shooters. He advised of having driven in the area and expressed the opinion that the road will be washed out "half the time." He expressed the opinion that the proposed plan would provide less for the rifle shooters than what is presently available. He compared the proposed rifle range to the existing range. He expressed the opinion that some pistol shooters may prefer to be outside. He expressed concern over safety accommodations in consideration of weapon ranges. Mr. Crabb expressed appreciation for the input. He advised of having attempted to establish an ongoing relationship with everyone involved to ensure that the proposed design is not only as good as what presently exists but better "from everybody's standpoint. If that means rearranging the site plan, so be it." Commissioner Keeton expressed the opinion that the proposal "is not even equal." He expressed concern over the potential for property damage as cars drive by the paint ball range to access the rifle range. He reiterated that the road is "impossible to work with at this point and will take a very long time to get done." He expressed the opinion that most of the amenities could not be considered until power and water are available. He suggested cutting a road through from the existing rifle range to the proposed new rifle range.

**Commissioner Livermore noted that the rifle range had been moved three or four times over the years, always to a location that was subject to future relocation.** He agreed with Commissioner Keeton's comments, and discussed access issues associated with the existing rifle range. He expressed concern over safety, fire, and litter. He suggested paintball may be more of a fad.

Commissioner McKenna expressed the opinion that Carson City needs a first-class shooting facility, and agreed it could generate revenue. He advised that the School District is supportive of shooting sports. The NJROTC shooting team is nationally recognized. **Commissioner McKenna** agreed that shooting deserves

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a place in the City's recreational scheme. He expressed the opinion that the real question is over the location of a shooting facility; that it should not be on the east side of town, especially in the wild horse area and near residences. He expressed the further opinion that the shooting facility **should be in the Centennial Park area.**

Commissioner Felesina agreed with Commissioner McKenna's comments. He advised of having considered the location "**just over the ridge from Centennial Park**" as a potential location for the shooting facility. He expressed a preference for leaving the subject area open for anyone to access. He agreed that the City needs a shooting facility, but expressed concerns over raising sufficient funding to develop the facility and no outdoor pistol range.

Commissioner Tierney noted that most of the comments didn't have much to do with the proximity of the proposed facility to residences "and the residential type and flavor of life in the area." He agreed with concerns expressed by Commissioner Keeton and other commissioners over the rifle range oriented toward the clubhouse area. He advised of having driven to the area earlier in the day and of walking along the ridge to study the proposed design. In response to a question, Mr. Hildebrand explained helice.

Chairperson Curtis noted that the parks and recreation master plan element references a coordinated shooting facility. She inquired as to whether other sites had been considered. Mr. Crabb advised that original discussions with staff indicated the proposed location. He acknowledged the area would have to be fenced from a safety standpoint. The site would be accessible, "just not in the same way that it is now." In response to a question, Mr. Crabb advised of the concept to keep the various ranges at least a half mile away from existing residences. The concept would be refined during the neighborhood meetings. In response to a further question, Mr. Crabb advised that no funding mechanism had yet been identified. He acknowledged the project would require a great deal of funding. The underlying assumption is that the existing gun club would be sold, the land transferred to Carson City, and a portion of the proceeds from the sale would be used to construct the new facility. **Maintenance funding would be generated from site operations.** If the concept moves forward, it would be incumbent upon the club to produce a financing plan.

In response to a question regarding topography, Chief Giomi reminded the commissioners that the proposed plan is "somewhere between an idea and a concept." Because it is so nebulous, he was unable to comment on any specifics. Generally speaking, Chief Giomi advised that a great deal of review would be required from the Planning and Engineering Divisions, the Fire and Health Departments, and from law enforcement. In response to a comment, **Chief Giomi** advised that fire access would require using one of the specialty vehicles designed for fighting wild land fires.

Commissioner Keeton reminded the commissioners that there is presently free access to the rifle and pistol ranges. In response to a question, Mr. Moellendorf explained the proposal to include the land upon which the trap facility is located in the federal lands bill. Commissioner McKenna expressed a preference for limiting the discussion to whether the land should be included in the federal lands bill and, if so, what should be done with it. He suggested acquiring the land for open space and designating a separate location for the shooting sports facility. He emphasized the need for a high quality shooting facility, and agreed that it will generate revenue. He discussed experiences at shooting facilities in other states.

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Mr. Crabb responded to questions regarding the time table associated with development of the shooting facility. Commissioner Livermore noted that the development would not happen "overnight." Mr. Crabb agreed that the purpose of the agenda item was not approval of a shooting facility in the subject location. He acknowledged an understanding of the public and permitting processes associated with any such development. Chairperson Curtis provided direction with regard to public comment, and opened this item.

(6:25:45) Eddie Mayo, 115 South Deer Run Road, advised of having lived at his residence for 25 years and in Carson City for 37 years. He provided an overview of his presentation. He expressed support for the City's quest for a new shooting range site, but disagreement with the proposed site. He advised of having attended the August 3<sup>rd</sup> and August 21<sup>st</sup> Open Space Advisory Committee meetings. In response to a question, Mr. Moellendorf was unaware as to the origin of the proposal to consolidate the various shooting ranges at the subject location. In response to a further question, Mr. Moellendorf explained the partnership agreement between the City and the CCGC. In response to an additional question, he advised that the City paid for the property approximately ten years ago, in partnership with the Nevada Department of Wildlife, through a Pittman-Robertson grant. Commissioner Livermore advised that several residential construction tax allocations were applied to the facility over a period of years. In response to a question, Mr. Moellendorf advised that the site is proposed to be identified on the lands bill map for purpose of recreation and / or a shooting sports facility. He agreed with Chief Giomi's characterization of the proposal as "somewhere between an idea and a concept." He advised that the proposed plan presented by the CCGC representatives was also conceptual.

Mr. Mayo advised that he was very upset the City would consider a shooting range facility within one-half mile of a residential area. He further advised he is able to hear shooting activities from the range that is one mile and a half from his residence. He advised of being upset that the proposal "has got this far without any discussion with the residents of the area." He expressed the opinion that it was the responsibility of those proposing the facility to have visited with the residents. Commissioner Livermore advised this was the first time he had heard the proposal. Mr. Mayo advised that current Bureau of Land Management plans for the area call for open space and multiple-use recreation. The area is used by "walkers, runners, mountain bikers, horseback riders, dog walkers and dog drivers, ATVs, motorcycles, sight seers, family outings." Mr. Mayo expressed the opinion that shooting facilities are single-use recreation and "will eliminate all other uses." He advised that the area is deer and wild horse habitat, and is not "a wasteland" or "an unoccupied space." "It is a wonderful piece of open space that the public has been using for many years." Mr. Mayo described his experiences as a resident of the area over the past 25 years. He described wildlife in the area, circulated photographs among the commissioners, and narrated the same. He expressed concerns over fire. He expressed the opinion that approving the area for a shooting range will turn it into a wasteland. He requested the commission to recommend to the Board of Supervisors to reject the use of this area for a shooting range and to seek another site; and to remove the public lands in the Pinion Hills area from the federal lands bill. He advised that the subject area is already occupied and used as a recreational site. The proposed use is unsafe because of bullets and fire, irritating because of noise, lowers property values, adversely affects the residents' quality of life, and usurps the community's right to historic use. He offered to conduct a tour of the area for the commissioners. In response to a question, Mr. Mayo expressed a preference for the property to remain in Bureau of Land Management control. In response to a further question, he advised of no problem with shooting sports provided they are conducted safely and in the proper location.

(6:41:59) Mark Hunstiger, 101 Deer Run Road, advised that he is a neighbor of Mr. Mayo's. He further advised that the proposed shotgun range appears to be roughly 1800 feet from his bedroom window. He described the area of Deer Run Road as a "natural amphitheater." He described the distances between his

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property and the existing shotgun and rifle ranges. He advised that he is a member of the National Rifle Association, a hunter, a fisherman, a retired police officer and firearms trainer. He noted that the subject area is residential in nature. His home was built over 30 years ago. The quietness of the area is "one of the great values" to his property. He expressed concern over the noise associated with the proposed facility. In response to a question, he advised of not knowing enough about either agency to express an opinion with regard to the property remaining in BLM control or being transferred to City control. He deferred to Mr. Mayo's opinion.

(6:46:00) Eddie Melenyd, 1650 Deer Run Road, expressed concern over additional traffic in the area and discussed traffic safety issues associated with the intersection of Deer Run Road and Laurel. He expressed concern over automobiles with guns and ammunition driving through a residential area. He discussed concerns over fire safety.

(6:47:40) Jeanne McCraw, 1677 Quail Lane, advised of having been a resident of the area for 39 years. She described her family relationships and advised that she and her children ride horses in the area every day. She agreed with concerns over existing traffic issues in the area, and expressed concern over additional traffic. She is a retired firearms instructor from the Nevada Department of Public Safety. She expressed concern over lead issues associated with wildlife in the area. She expressed support for a shooting facility, and advised she is a hunter and fisherperson. She owns firearms, but expressed opposition to the proposed location because of children, animals, and fire safety concerns.

(6:50:05) Merlyn Paine, a twelve-year resident of the Pinion Hills area, circulated maps among the commissioners. She advised that the Pinion Hills area has over 200 homes. She agreed the area is a natural amphitheater. She advised of being able to hear the noise from the existing shooting facilities. She expressed concern over the "one way in / one way out" access to the canyon, and blocking access to the River. She narrated the maps. She discussed concerns over fire, water access, insurance, and wind. She expressed support for a shooting facility. She requested an alternative site and that the subject property be removed from the lands bill. She expressed a preference for the land to remain under BLM control.

(7:02:44) CCGC Manager Dave Fiedler advised the proposal is for a state-of-the-art facility "where there is no clear sky." He expressed an interest in input from other sport shooters. He advised that a great deal of research has been conducted with the NSSF. He explained the "no clear sky" design and responded to questions regarding concerns over ricochetting bullets. He discussed design of the facility to address concerns over noise, fire, and water.

(7:07:20) Ken Watters, a CCGC member, advised that the CCGC is a "very highly organized and regulated shooting facility that engages only in shotgun sports." He advised of the need for a great deal of input from other recreational shooters. He expressed appreciation for Commissioner McKenna's support of a regional shooting facility.

(7:09:17) Scott Dutcher, 1310 South Deer Run Road, described how his family uses the subject area. He expressed support for the operations at the existing gun club, archery and shooting facilities. He expressed support for City acquisition of the subject property to be used as open space. He expressed concern over the Deer Run Road, Pinion Hills, and Mexican Dam areas which are clearly posted against shooting firearms within a certain distance of the river. He inquired as to how the proposed use would fit with the City's ordinance. Mr. Moellendorf advised that if the proposal moves forward at the subject location, it will be submitted to an extensive and exhaustive permitting process, which will consider areas where shooting is allowed within the City limits. Mr. Dutcher inquired as to the extraordinary merits of the

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proposal to set aside a City ordinance. Mr. Moellendorf expressed the belief that the strength of the proposal represents an effort to combine all types of shooting activities to create a multi-use facility with regional and national attraction. Mr. Dutcher expressed the belief that the reason for the City's ordinance against shooting in residential areas is public safety. He noted that the area is residential in nature. He expressed the opinion that if the gun club is truly concerned about safety, such a facility would not be proposed for a residential area or near the River.

(7:12:28) Marsha Burgess, a resident of the Pinion Hills area for over 40 years, advised of having raised her family in the area and of having used it for recreation over the years. She expressed support for her neighbors' concerns. She advised of having served on the Northern Nevada Railroad Foundation for the last twelve years. She discussed funding allocated to the railroad project, and advised that it will "bring over 400,000 riders per year" representing a great economic benefit to the City. She expressed opposition to putting the "V&T ridership in jeopardy because of a gun club or perceived shots being heard around the railroad." She expressed the opinion that the railroad project needs to be considered in association with other facilities in the area.

(7:13:57) Vice President of the Carson Rifle and Pistol Club Chris Hill provided background information on his club. He advised of not knowing "who the Capitol City Shooting Sports Alliance is." He expressed concern and advised that the Carson Rifle and Pistol Club serves as the steward of the existing rifle range. He agreed with Commissioner Keeton regarding the infeasibility of a rifle range "down in that canyon." He expressed concern over the proposal because of never having been consulted. He expressed the understanding that the rifle range is secure for its present use. He expressed a preference for staying in the present location. He expressed a willingness to work with other shooting clubs to identify a central location suitable to everybody.

In response to a question, Mr. Fiedler discussed attempts to contact representatives of other shooting clubs. He requested contact information from Mr. Hill.

(7:17:09) Brian Doyal, an "access advocate", expressed concern over the proposal in that it would close existing trails. He requested that if the land is acquired by the City, it remain in open space.

(7:17:52) Betty Kelly circulated photographs of wild horses which use the area. She expressed a preference for the land to remain in BLM control.

(7:20:11) Kirby Nish, 6230 Pursia Road, advised that he purchased his home over thirty years ago, because of the residential character of the neighborhood. He expressed the opinion that residents of the area oppose the location for the proposed shooting facility. He suggested that zoning is the "striking" issue, and that the proposed facility is in "glaring contrast" to the residential area in the "fringe of the county." He discussed the compact growth theme of the comprehensive master plan in recognition of the freeway bypass. He expressed concern over emergency service access, and reiterated his opposition to the proposed location of the shooting facility.

In response to a question, Mr. Moellendorf advised that the subject property is designated as BLM open space in the comprehensive master plan. Two pathways are designated for the perimeter of the property in the unified pathways master plan element.

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(7:26:19) Bill Ferguss, Christmas Tree Drive, expressed the opinion that professional assistance is needed to determine an appropriate location for the shooting facility. He advised that the WNCC baseball facility is near his residence, and suggested "there is no reason ... our City can't find some sort of facility that serves this community in a way that is not offensive to the neighbors." He described his recreational use of the subject property, and discussed inappropriate uses of the land. He suggested there should be alternatives to the proposed location.

(7:28:55) Jocelyne Helzer advised of having lived at her residence on Deer Run Road for thirteen years, and described her recreational use of the Pinion Hills area. She read prepared comments into the record. She encouraged the commissioners to walk along the power line road, the western edge of the proposed site to see for themselves "one of the most gorgeous panoramic viewpoints in Carson City." She expressed the opinion that the best and highest use of the area is "open recreational space to be protected and enjoyed by everyone." She suggested the area may be appropriate for a rim trail in the future. She expressed the opinion that "noise is an extremely important issue," and pointed out that the freeway bypass "had to meet noise standards." She advised of "ongoing complaints from the residents near the training facility at the south end of town." She expressed the opinion that the "sharp, erratic, frightening pop of bullets would destroy our quality of life." She expressed concerns over safety, and stated that the proposal is reckless. She expressed the opinion that using the lands bill for "a group to relocate their club and to build a restaurant sets a bad precedent." She requested the commissioners to consider the residents' continued peace, safety and use of the Pinion Hills, to recommend to the Board of Supervisors that Deer Run Road be eliminated from the lands bill, and to seek an appropriate shooting facility site. She noted the Open Space Advisory Committee's charge "to preserve and protect the quality of the natural environment," and expressed the hope that they would consider this issue again and make a similar recommendation.

Chairperson Curtis advised that the federal lands bill would be agendized for review at the October 17<sup>th</sup> commission meeting. In response to a question, Mr. Moellendorf expressed the belief that, based upon the commissioners' and public testimony, the plan needs some work. Dialogue needs to take place between the various recreational shooters. Mr. Moellendorf agreed that a first-rate shooting facility is needed which can accommodate all forms of recreational shooting. He further agreed that such a facility would be a valuable community asset, including economic development in terms of regional and even national tournaments. He expressed the belief that the residents' concerns must be carefully considered. He reviewed the various issues over the proposed design, fire safety, access, etc., and advised that they will have to be addressed. He emphasized that the proposal is not a "done deal," but a plan brought forward by the **Carson City Shooting Alliance** for the purpose of discussion with the commission and to receive input.

In response to Chairperson Curtis' request for input from the commissioners, Ms. Madden cautioned the commission against deliberation toward a decision on an item which was not agendized for action. In response to a question, Mr. Moellendorf suggested that the citizens continue to contact staff and elected officials to make their opinions known. He reiterated that the entire federal lands bill would be agendized for the October 17<sup>th</sup> commission meeting. He provided contact information for the local officials. Commissioner Keeton thanked the Carson City Shooting Alliance representatives for their presentation. Commissioner Livermore thanked the citizens for their attendance and participation. Chairperson Curtis recessed the meeting at 7:43 p.m. and reconvened at 7:53 p.m.

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**3-B. UPDATE ONLY ON FLOOD DAMAGE AND SCHEDULED REPAIRS TO THE DRAINAGE CHANNEL IN MILLS PARK (7:53:17)** - Mr. Fahrenbruch reviewed the staff report. In response to a question, he advised that the east entrance to the park will be re-landscaped once all construction activities are completed. He described the work to be done as part of the project. He acknowledged that FEMA funding is paying for the project. In response to a comment, he expressed the hope that the project has been engineering in such a way as to avoid future erosion. In response to a question, he advised that the project extends across Saliman Road; that sediment will be deposited in the fields to the east.

**3-C. ACTION REGARDING SETTING A DATE FOR A TOUR OF CARSON CITY PARKS AND RECREATION FACILITIES FOR THE COMMISSIONERS (8:03:56)** - Mr. Moellendorf reviewed the staff report. Chairperson Curtis requested that potential future park sites be included in the tour, if possible. She entertained a motion. **Commissioner Livermore moved to set the date of September 30<sup>th</sup> for the annual park and recreation facility tour for commissioners. Commissioner Keeton seconded the motion. Motion carried 6-0.**

### **4. NON-ACTION ITEMS:**

**STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (8:07:10)** - Mr. Krahn provided background information on the Fuji Park urban fishing pond project, and advised of funding awarded through the Sierra Pacific Power Company Resource Foundation and the Nevada Department of Wildlife's Question #1 allocation. He reviewed the project time table, and thanked the Sierra Pacific Power Company Resource Foundation and the Nevada Department of Wildlife. In response to a question, he reviewed construction costs in light of the available funding. He responded to additional questions regarding background on the urban fishing pond. Mr. Moellendorf complimented Mr. Krahn on his efforts associated with the urban fishing pond project. Mr. Fahrenbruch advised of a volunteer Carson Rifle and Pistol Range clean up day scheduled for Saturday, September 30<sup>th</sup>.

**COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (8:15:26)** - Chairperson Curtis requested staff to distribute the June 26, 2006 Question #1 subcommittee minutes to the commissioners. She requested copies of the August 3, 2006 Open Space Advisory Committee minutes as well. Commissioner Livermore requested copies of the Parks and Recreation Department organizational chart. In response to a question, Mr. Krahn explained the process by which the master plan can be amended.

### **5. FUTURE AGENDA ITEMS**

**6. ACTION ON ADJOURNMENT (8:19:35)** - Commissioner Keeton moved to adjourn the meeting at 8:19 p.m. Commissioner Felesina seconded the motion. Motion carried 6-0.

The Minutes of the September 19, 2006 Carson City Parks and Recreation Commission meeting are so approved this 7<sup>th</sup> day of November, 2006.

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DONNA J. CURTIS, Chair

**CARSON CITY PARKS AND RECREATION COMMISSION**  
**Minutes of the October 3, 2006 Meeting**  
**Page 1**

A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, October 3, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Donna Curtis  
Vice Chairperson Michael Hoffman  
Sam Bauman  
John Felesina  
Tom Keeton  
Pete Livermore  
John McKenna  
Glenn Tierney

**STAFF:** Linda Ritter, City Manager  
Roger Moellendorf, Parks and Recreation Department Director  
Scott Fahrenbruch, Parks and Recreation Director of Operations  
Juan Guzman, Open Space / Property Manager  
Vern Krahm, Park Planner  
Lee Plemel, Principal Planner  
Mary-Margaret Madden, Senior Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the commission'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 A QUORUM** (5:30:00) - Chairperson Curtis called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Curtis advised that Commissioner Davis had submitted his resignation.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS** (5:30:29) - None.

**1. ACTION ON APPROVAL OF MINUTES - September 5, 2006** (5:30:49) - Commissioner Keeton moved to approve the minutes, as submitted. Commissioner Livermore seconded the motion. Motion carried 8-0.

**2. MODIFICATIONS TO THE AGENDA** (5:31:07) - None.

**3. AGENDA ITEMS:**

**3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE BUREAU OF LAND MANAGEMENT PROPERTY, KNOWN AS THE SILVER SADDLE RANCH AND CARSON RIVER PARK, IN THE CITY'S FEDERAL LANDS BILL TO BE DEVELOPED AS A REGIONAL PARK** (5:31:16) - Chairperson Curtis introduced this item. Mr. Moellendorf provided an overview of the item, and reviewed the staff report. Mr. Guzman noted the purpose of the federal lands bill to facilitate transfer of properties and, in the larger sense, the City "taking care of its own destiny." He

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advised that the federal lands bill proposal will include approximately 37 parcels, including the subject parcels. He discussed the purpose for including the Silver Saddle Ranch and Carson River Park in the federal lands bill. He advised of Senator Reid's interest in designating the Silver Saddle Ranch as the centerpiece of the legislation. He further advised that the parcel previously designated for a regional shooting range will not be pursued. He discussed the Open Space Advisory Committee's disagreement with the proposal to exchange Carson City-owned lands on the west side of town.

In response to a question, Mr. Guzman advised there are several of the 37 parcels slated for recreational use; however, only the subject parcels are to be designated as a regional park. In response to a question, he advised that clear title of the land occupied by the existing shooting facility will be requested from the federal government. The monies will be used to investigate the possibility of developing a regional shooting facility in partnership with adjacent counties in a location that is "acceptable to more people."

Commissioner McKenna expressed concern over the fast track of the federal lands bill, and inquired as to a time line. He further inquired as to what protections the community has "that the City, in the future, will do with this property what they say they're going to do with it now." He inquired as to whether the federal lands bill represents a "comprehensive, cohesive plan that the community is driving or ... some politician's legacy ..." Ms. Ritter advised of having been in conversations with the congressional delegation over a federal lands bill for some time. The congressional delegation is encouraging representatives of every Nevada county to pursue a lands bill. Ms. Ritter emphasized that design of a regional park is "way down the road." The property must first be secured by means of the federal lands bill. Ms. Ritter advised of discussions, with Senator Reid and his staff, of the possibility of obtaining planning funding. With regard to protections, she advised that the properties will be deed restricted to the uses proposed in the lands bill. In response to a further question, she advised that some of the properties to be included in the federal lands bill will be designated for utilities. Commissioner McKenna expressed skepticism over the proposal, and noted the City "can do whatever they want" with City property. Mr. Guzman agreed that the question is more general. The vision for the land will be the subject of "many more" community meetings. Mr. Moellendorf advised that planning for the property will be more detailed. He advised of having been requested, by Senator Reid's staff, to submit the lands bill maps by November. He reminded the commissioners of the fundamental question whether to include the subject property in the federal lands bill as a regional park.

Commissioner Livermore provided historic information on the BLM's acquisition of the property. He commented the property represents a resource, and that recreational resources are scarce. Mr. Guzman acknowledged that the subject property is within Carson City limits. In response to a further question, he advised that the V&T Railway does not run through the property. Vice Chairperson Hoffman inquired as to sufficient resources to maintain the property. Ms. Ritter advised this was the reason for having Resource Concepts, Inc. ("RCI") conduct a study of each property to determine maintenance responsibilities. Cost benefit has to be determined with regard to acquisition. Mr. Krahn advised that not all the properties will be new to the City. The Edmonds Sports Complex and Centennial Park are included in the proposal. Commissioner McKenna inquired as to the possibility of leaving the Silver Saddle Ranch / Carson River Park exactly as they are. Ms. Ritter advised that this will be part of the planning process which follows acquisition of the property.

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Mr. Krahn provided background information on the comprehensive master plan and the parks and recreation master plan element. He pointed out that the federal lands bill isn't proposed "out of a vacuum." The needs of the community have been considered into the future, and are reflected in the comprehensive and parks and recreation master plans. Mr. Krahn pointed out, on a displayed map, the Silver Saddle Ranch, the Edmonds Sports Complex, and Carson River Park. He described the amenities of the Rancho San Rafael and Bartley Ranch parks in Washoe County. He oriented the commissioners and citizens to the location of the Silver Saddle Ranch using a displayed map. He discussed the opportunity, in conjunction with open space acquisitions and the federal lands bill, to acquire properties along the Carson River to facilitate access and to provide for flood plain protection / management. He discussed unique recreational opportunities, creation of wetland habitat, trails opportunities, and access to Prison Hill and the Pine Nut Mountains.

Mr. Krahn reviewed the Proposal for Silver Saddle Regional Park, Exhibit B to the staff report. Commissioner Livermore commended Mr. Krahn on his vision, and provided historic information on the Silver Saddle Ranch. He noted the public input over the years to preserve and protect open space. He expressed the opinion that the proposal represents a "fabulous" vision, although the process may be "painful." He agreed with earlier comments that nothing can happen if the City doesn't own the property, and discussed public opportunities for the land. Commissioner McKenna reiterated his skepticism and expressed concern over who to trust more, the City or the federal agencies. He advised that the subject property is presently protected "because Carson City cannot do anything there." He expressed no problem with the City taking ownership of the property if it will be protected. He expressed opposition to the possibility of developing the area. Commissioner Bauman expressed the opinion there should be no concern over development; that such a regional park would bring more utilization to an underutilized area. Chairperson Curtis recalled the master plan process included such proposals for the Silver Saddle Ranch. She discussed various amenities, and expressed concern that an environmental impact statement would most likely not be required. She commented that the Silver Saddle Ranch is one of few places in the area which has easily accessible, natural environment. She discussed the area's ecological and historic value, and expressed concern that although the proposal is presented as a concept, it is "in black and white."

Commissioner Felesina inquired as to what the BLM could do with the property if the land is not included in the lands bill. Mr. Guzman advised that the City would continue to work with the BLM to manage the property. The Friends of the Silver Saddle Ranch ("FOSSR") have been working on a plan to provide for more facilities. Mr. Guzman listed current uses and advised they will continue. Acquisition of the property would provide a unique opportunity for a City-operated, regional facility which could bring more people to the site. Mr. Guzman advised that careful consideration will have to be given to balancing the ecological and environmental needs of the area with providing for recreation. In response to a further question, he advised that the BLM could do what they wanted with the property. He expressed the belief that a more legitimate concern is level of activities and management, and the ability to implement a diversity of uses. He advised that the BLM is not in the business of providing for regional park facilities. They have been very accommodating in working with the City to allow as much activity as possible within the parameters of the law. Commissioner Felesina expressed concern over "changing times." Mr. Krahn advised that he and Mr. Guzman had served on the planning team for the Silver Saddle Ranch, and provided background information with regard to the same. Commissioner Keeton commended staff on the proposal. He expressed a preference for dealing with City government rather than the federal government. He agreed that the proposal is a long way from a final product but expressed the belief that it is a good start. Commissioner McKenna expressed an interest in public comment, and Chairperson Curtis opened this item.

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(6:34:38) Brian Doyal, an access advocate, expressed concern over City ownership because of a “horrible record” regarding OHV access. He noted that the federal lands bill represents “millions of dollars worth of land” which won’t be gifted “whenever you want it.” He expressed the belief that the local government would be the better entity to manage the land. He advised that 28% of the City’s residents have OHVs “but we’ve now ... basically kicked them out of the west side and we’re working our way east.” He expressed the hope that OHV riders will be taken into account.

(6:36:42) Pete Hansel expressed agreement with Commissioner McKenna’s opinion regarding the more appropriate agency to manage the land. He expressed the understanding that the federal government will be losing resources, and encouraged the City to move forward with acquiring the land. With regard to the proposal, he expressed concern over things which are in “black and white” becoming the target which needs to be moved rather than that which is moved toward. He expressed a preference toward leaving the plan as a “blank sheet.” He suggested developing near the road and leaving the wild space as it is.

(6:38:19) Mike Torvinen, representing the Carson City Equestrian Alliance, expressed agreement with Commissioner Keeton’s comments regarding “the ranch staying the ranch.” He discussed extensive use of the area by equestrians, and the non-motorized, shared crossing for the freeway which “ties in tremendously to this area.” He advised that the Open Space Program is contributing funding toward the shared crossing as “seed money.” He commented that non-motorized, shared use of the park is “a tremendous asset to the community and needs to be preserved and kept in the forefront of the plan wherever it goes.” He expressed a preference for open space, shared use, and natural settings.

(6:40:00) Mark Kimbrough provided historic information on the Carson River Advisory Committee and the Silver Saddle Ranch, and background information on his career in parks and recreation. He referred to the Silver Saddle Ranch as “a diamond in the rough.” He advised that an environmental assessment has already been done. He provided background information on BLM management changes which resulted in the City not being involved in the Silver Saddle Ranch any longer. He noted the original vision for the Silver Saddle Ranch was based on a partnership between the City and the BLM. He further noted the BLM’s focus on resource management which has very little to do with people. Mr. Kimbrough advised that he is a resident of the Carson River area, and that he drives by the Silver Saddle Ranch several times a day. He expressed disappointment over poor management of the facility. He advised that a key concern on the River “from day one” was safety. “That hasn’t been changed there. You are not safe on some parts of that River at certain times of the day. They have not brought a level of improvement to enhance that.” Mr. Kimbrough discussed budget cuts at the BLM which have had a profound effect on recreation. He expressed the opinion the BLM does not have the ability to manage the property as well as the City. He noted the importance of sufficient funding for maintenance. He further noted the benefit of the FOSSR which can acquire funds for which the City is not eligible. He advised that the FOSSR have “improved beyond what BLM would have done with that land alone.” He advised of a “constant degradation of the property that’s just phenomenal.” He discussed the regional park concept incorporated into the master plans, and his experience with development of Rancho San Rafael Park. He noted the balance between conservation and recreation represented at the Rancho San Rafael and Bartley Ranch facilities. He commended Mr. Guzman on his work “on this side of the mountain.” He “highly encouraged” the commission to not lose “an opportunity like this.”

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(6:47:43) Jim Alexander, of Clear Creek Ranch and an officer of the Northern Nevada Gated Horse Club, advised of having recently attended a meeting and participated in a trail ride at Silver Saddle Ranch. He expressed the opinion that the proposal represents a “fantastic opportunity,” and urged the commissioners to strongly support the recommendation for including the property in the federal lands bill. He expressed the further opinion that acquisition of the property is important to the City’s long-range future. He urged the commissioners “not to become hung up so much in the printed word on Vern’s presentation,” and noted the various possibilities which could come from ownership of the land. “The key word is ‘ownership’ of the land,” and Mr. Alexander noted the opportunity to include the property in the federal lands bill. He expressed the opinion that allowing the opportunity to take control of the ranch to pass would be “sad.” He suggested that immediate improvements could be made to the property and that the community and residents of adjacent counties would be able to use the ranch in the manner for which it was originally envisioned. He strongly urged recommendation of approval of the property to the Board of Supervisors.

(6:50:40) Nancy Bish, President of the FOSSR, provided background information on FOSSR’s involvement in development of the Silver Saddle Ranch management agreement. She advised of having received the proposal earlier in the day, and inquired as to the designation of the property in the lands bill as a “regional park.” She expressed uncertainty that the City will be able to manage the property any better than the BLM. She expressed disagreement that the ranch is degraded, and advised that the FOSSR provides environmental education and would continue to do so. She expressed a willingness for the FOSSR to continue working with the City and the BLM. She advised that the FOSSR is a “big stakeholder” and expressed the opinion they had been left out. She expressed a preference for the ranch to stay natural. She advised that the Lahontan Audubon Society is also a stakeholder and that they were not contacted about the proposal. She provided a letter, from the Lahontan Audubon Society, for the record.

In response to a question, Mr. Guzman explained the reason for designating the land as a regional park in the federal lands bill. In response to a question, Ms. Bish advised she is a wildlife biologist. Mr. Guzman provided background information on Ms. Bish’s contributions to conservation of the Silver Saddle Ranch and of open spaces. He advised there was no intent to exclude the FOSSR and apologized for the oversight. In response to a question, Ms. Bish discussed meetings between the FOSSR, City, and BLM representatives regarding the Silver Saddle Ranch management agreement. She advised of three grant proposals submitted “to do things at the Ranch” and expressed concern over their disposition in light of the proposal.

(6:56:47) Troy Dennis, a resident of the Carson River area, inquired as to the reason for designating the property as a regional park in the federal lands bill. Ms. Ritter explained that the congressional delegation want to know the City’s intentions for the property. Another consideration is the long planning process for which there may be funding available from the lands bill process. In response to a further question, Ms. Ritter advised that the congressional delegation has suggested being as specific as possible.

In response to a question, Ms. Ritter advised that Senator Reid expects for the community to design the park. The property will belong to the community and the City will be responsible for its maintenance. Commissioner McKenna expressed no opposition to Carson City acquiring the property or making it a park. He expressed concern over some of the amenities presented in the proposal, including the amphitheater and the possibility of pavement. Ms. Ritter advised that Exhibit B would not be included with the lands bill map. She reiterated that a public planning process will be commenced with regard to the park design. Mr. Moellendorf advised of having been in attendance, together with Mayor Teixeira, at the time the proposal was presented to Senator Reid and his staff. Senator Reid loved the idea of a regional park but doesn’t care

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about the amenities. Mr. Moellendorf commented on the importance of having Senator Reid “on our side.” Commissioner McKenna suggested that Prison Hill should be included. Following a brief discussion, Commissioner McKenna suggested that not including Prison Hill may “jeopardize the whole thing.”

(7:02:35) Jon Nowlin commended Mr. Krahn on his proposal. He advised he is a frequent user of the Rancho San Rafael and Bartley Ranch facilities, and “would love to see similar facilities somewhere within Carson City.” He discussed “water-based recreational opportunities in this particular reach” of the Carson River. He expressed concern over “what’s broke that needs to be fixed,” and advised of having been aware of the Silver Saddle Ranch management plan between the City and the BLM. He inquired as to the reason for changing the recreation and public purpose designation of the land. He expressed additional concern over the cost to the community and whether the community is willing to pay for it. He inquired as to the amount allocated to management of the existing facility by the BLM, and whether the Parks and Recreation Department would have the ability to assume those costs now “irrespective of any future plans.” Mr. Nowlin expressed skepticism, as a 30+-year resident of the community. He advised of having seen “lots of visionary proposals for public recreation come and go and come and go.” He recalled that sale proceeds from the Costco land were to be allocated toward improving the Fairgrounds “and we still don’t have an announcer’s booth there after six or seven years.” He noted problems with the City coming up with operational funding. He reiterated concern over sufficient City funds to accept management from BLM, whether the current level of management could be continued, and whether funds will be available to do the improvements discussed. Mr. Moellendorf advised that the next meeting agenda materials will include a report from RCI which discusses management responsibilities and recommendations.

(7:06:27) Joe Childs expressed appreciation for Mr. Krahn’s and Mr. Guzman’s presentations and the commissioners’ comments and questions. He expressed support for recommending inclusion of the property to the Board of Supervisors, and appreciation for the exchange between staff, the commissioners, and the citizens. He expressed concern that the citizens would have sufficient time to provide input on design of the park.

(7:08:38) Beth Scott, of the Carson City Equestrian Alliance, noted that the Silver Saddle Ranch is an existing equestrian facility accessible from “three different equestrian neighborhoods by horseback.” She discussed use of the area by residents and the Carson City Equestrian Alliance. She expressed support for Carson City acquiring the Silver Saddle Ranch. She advised of no objection to sharing the facility, but stated “there has to be some sanity about it.” She noted conflicts “between what goes on at the Fairgrounds and what goes on at Fuji Park.” With regard to the Silver Saddle Ranch, she expressed concern over potential conflicts. She expressed the hope that equestrians will “continue to be considered major stakeholders in the Silver Saddle Ranch planning and development.” In response to a question, she advised that the Silver Saddle Ranch is used as an equestrian facility. She clarified that conflict between uses should be considered in programming, scheduling, and planning facilities. In response to a further question, she explained the concept of trail trials.

(7:13:39) Truddie Arkell provided background information on her residency in Carson City, and discussed her recreational use of Prison Hill. She expressed support for “acquiring the land,” and for including Prison Hill. She agreed that the BLM has insufficient resources to manage the property. She expressed the opinion there’s “enough for everyone,” and the hope that the City representatives will “rely upon these volunteer groups that have donated a lot of their time, energy, finances, and put them on the board so that it doesn’t become a recreational battle ground.”

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(7:16:05) Jerry Vivant, an adjacent property owner, encouraged the commissioners to carefully consider the proposal. He referred to earlier descriptions of the Silver Saddle Ranch as a “diamond in the rough,” and requested the commissioners to consider the property “for what it is and don’t try and make it something it isn’t. ... Don’t overdevelop it.” He described the property as a “very enjoyable recreation area.” He expressed doubt over the City being able to afford management of the property “if the federal government can’t afford it.” He expressed concern over “what aren’t we hearing here.” Commissioner Livermore responded to questions regarding water rights. Mr. Vivant expressed the opinion that the City is surrounded by golf courses and “it wouldn’t hurt the City to be without one and let those that are in private hands prosper.”

Vice Chairperson Hoffman expressed support for City ownership and understanding for the City Manager’s view of how the designation should be submitted. He suggested recommending possible development as a regional park rather than a definite designation. Commissioner McKenna agreed that the words in the recommended action “to be developed” need to be removed. He suggested acquiring the property as a regional park and then deciding whether to leave it natural or to develop it further. **Commissioner McKenna moved that the Carson City Parks and Recreation Commission recommend to the Board of Supervisors to include Bureau of Land Management property known as the Silver Saddle Ranch and Carson River Park in the City’s federal lands bill as a regional park. Commissioner Keeton seconded the motion.** Commissioner Livermore commended the citizens for their attendance and participation. In response to a question, Chairperson Curtis requested that consideration of Prison Hill be included on the next agenda. She called for a vote on the pending motion; **motion carried 8-0.** She recessed the meeting at 7:23 p.m. and reconvened at 7:33 p.m.

**3-B. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ALLOCATION OF RESIDENTIAL CONSTRUCTION TAX FUNDS FOR FISCAL YEAR 2006/07** (7:33:54) - Chairperson Curtis introduced this item. Mr. Moellendorf reviewed the staff report which included staff’s recommendations. He responded to questions regarding the theater improvements project. Chairperson Curtis expressed concern that the Carson City Historical Society will return to the commission for additional funding for the carriage house project. She expressed disagreement with allocating funding toward the carriage house project at this time, and a preference for other community organizations to allocate funding toward the project. She proposed carrying over the \$54,000 to next year, noting the 61 implementation measures in the parks and recreation master plan element. Commissioner Livermore advised of having reviewed the parks and recreation master plan element earlier in the day, and noted that arts and culture is a significant component. He expressed concern over not providing funding to the Carson City Historical Society to complete the carriage house project in light of previous funding allocated.

Chairperson Curtis called for public comment. (7:41:03) Fred Stanio, a member of the Carson City Historical Society and President of the Foundation for the Betterment of Parks and Recreation, advised that the “promise of a grant” had been secured. The E.L. Cord Foundation has indicated a willingness to grant \$50,000 “but they’re waiting for us to start something.” Mr. Stanio advised that the \$54,000 will provide sufficient funding to start the project. He further advised that the Leisure Hour Club has pledged \$5,000 toward the project. He reviewed the activities sponsored by the Carson City Historical Society, made possible by “thousands of [volunteer] hours.” He advised that the Roberts House involves “a lot of citizens

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and is also a tourist attraction." He discussed the purpose for the carriage house. At Mr. Moellendorf's request, Mr. Stanio explained how the \$54,000 will complete the planning and design phase of the carriage house project. In response to a question, he advised that the Carson City Historical Society has submitted applications for private grants. To date, \$55,000 has been received.

Chairperson Curtis entertained a motion. **Commissioner McKenna moved to recommend to the Board of Supervisors to approve the allocation of residential construction tax funds for fiscal year 2006/07 to the Wungnema and Roberts House signs in the amount of \$4,000.** The motion was seconded and carried 8-0. **Commissioner McKenna moved to recommend to the Board of Supervisors allocation of \$6,900 to the Youth Sports Association for Governor's Field trees.** The motion was seconded and carried 8-0. **Commissioner McKenna moved to recommend to the Board of Supervisors approval of residential construction tax funds to the Carson City Historical Society for the Roberts House carriage house in the amount of \$54,000.** The motion was seconded and carried 7-1. **Commissioner McKenna moved to recommend to the Board of Supervisors to approve residential construction tax funds to the Carson City Recreation Division for the theater, phase 1, in the amount of \$75,000.** The motion was seconded and carried 8-0.

**3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS REGARDING CONTINUING THE PARTNERSHIP EFFORTS WITH THE WESTERN NEVADA COMMUNITY COLLEGE FOR THE CONSTRUCTION AND OPERATION OF A JOINT RECREATION, HEALTH, AND WELLNESS CENTER PROPOSED TO BE LOCATED ON COLLEGE PROPERTY ON COMBS CANYON ROAD** (7:47:19) - Chairperson Curtis introduced this item, and Mr. Moellendorf reviewed the staff report. Mr. Moellendorf advised of staff's recommendation to continue pursuing the partnership with WNCC as there has been no indication from the Board of Supervisors to terminate it. He further advised of continued support from local legislators, and positive discussions between the Board of Regents president and Mayor Teixeira. He expressed the belief that the potential benefits of pursuing the partnership outweigh the short term effort. He discussed ongoing funding required for operation of a recreation center, and noted the wisdom of a partnership. He recalled comments from the Board of Supervisors to exhaust all avenues in seeking funding for the project, and advised that this has not yet been done.

Commissioner McKenna inquired as to the cost of abandoning the plan and moving the facility to the alternative site. Mr. Moellendorf advised of the potential to lose an \$8 million partner. He reiterated that the contract with Valentiner / Crane Architects has been suspended. He advised of discussions with City Manager Linda Ritter regarding the possibility of opening that portion of the contract which would provide for drawing plans and elevations. These could be submitted to the State Legislature as a means of marketing the project. Mr. Moellendorf expressed the opinion that the contract with Valentiner / Crane is a small issue in the long-term view of the project. He acknowledged the possibility of losing "some ground" in the area of construction costs, but advised that construction costs are beginning to level off. In response to a further question, he advised that the issues surrounding the project are not just financial. There are also political aspects to consider. "Once the legislature comes into the picture, all bets are off." Mr. Moellendorf expressed the opinion it would be premature to "throw in the towel at this point." Ms. Ritter advised that concerns over constructing the recreation center aren't focused on capital costs as much as operating costs. City staff is working with WNCC representatives to determine exact operating costs and how they would be shared. Ms. Ritter advised that unless the operating costs can be proven, the recreation center cannot be constructed.

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In response to a question, Mr. Moellendorf reviewed possible actions. Chairperson Curtis advised of a draft memorandum of understanding, and suggested agendizing it for review by the commission as soon as possible. She further suggested considering programming for the recreation center. Commissioner Felesina inquired as to whether the plans could be used at an alternate site. He suggested that, "as the college grows, the demand from the college is going to get greater and greater." He expressed concern over the project, and suggested the slim likelihood of the legislature allocating the requested funding. He expressed concern over "throwing away \$10,000, \$15, \$20,000 for nothing." Mr. Moellendorf expressed the belief that the funding allocated toward planning and design should be considered an investment in the hope of a return of an additional \$8 million and long-term sharing of operational costs. He advised that the drawings could not entirely be used at another site. He noted that the joint use agreement was scheduled to be presented to the commission at the November 21<sup>st</sup> meeting. He advised there are programming challenges which will inform the building design. He referred to the combined City and WNCC staff trip to Salt Lake City to visit centers designed by the architectural consultant. The trip helped the two partners to come closer in visualizing programming.

(8:00:30) In response to an earlier comment, WNCC Vice President of Institutional Advancement Helaine Jesse emphasized that the students who attend the community college are residents of Carson City. She advised of having been very clear all along that funding for the project is dependent upon the legislature, and that nothing will be known until the end of the legislative session. WNCC representatives will do "our very best to get the project funded."

In response to a question regarding the "odds" of receiving funding from the legislature, Ms. Ritter advised that the project has the benefit of being submitted as a partnership. It is unique; "it could set the example for the future." Because of that, Ms. Ritter expressed the opinion the project has a good chance of being funded. The chancellor is very supportive of the project. Ms. Ritter expressed optimism over the project because of the partnership and because \$8 million is not a great deal of money "in the big picture." Commissioner Felesina expressed support for the community college, but weariness over the length of time associated with this project. In response, Ms. Ritter advised there may be a couple more years in the project time table because of the need to address operating costs.

Commissioner Livermore advised of discussions with Ms. Ritter regarding operational funding. He advised of having reviewed Question #18 earlier in the day, and that it could never cover operating costs for the new recreation facility. He reviewed estimated figures which could be contributed by WNCC over the next twenty years. Commissioner Keeton expressed the belief "we're in no worse position than we were when we started a year and a half ago as far as knowing the answer." He agreed that construction costs may be leveling off. He expressed the opinion that terminating the partnership, at this point, would be "foolish." He expressed support for proceeding and "coming to the conclusion with the legislature." He pointed out that the memorandum of understanding has yet to be completed, and that there are many ways to "back out" of the partnership if a determination is made the project will not be beneficial to the City and to WNCC. He noted the recommended action to "continue to pursue the partnership," and expressed support.

Chairperson Curtis called for public comment. (8:09:34) Bob Lytle commented that "two partners have to have equal amounts of money to go into a project and make it happen." He expressed the understanding that "one partner doesn't have anything." He expressed concern over the operating costs, and noted "there are other things in this town we need to do and fix up like Fuji Park among other things." He expressed additional concern over the project impacting local residents "very heavily."

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Commissioner Keeton noted the Parks and Recreation Department policy to recover 100 percent of direct operating costs. He suggested the policy should be continued with the recreation facility. He further suggested determining exact operating costs and charging accordingly. Chairperson Curtis noted a consensus of the commission to proceed with pursuing the partnership.

**4. NON-ACTION ITEMS:**

**STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF** (8:13:52) - Mr. Fahrenbruch provided status reports on the Governor's Field asphalt project, Silver Oak Park, and FEMA flood repairs at Riverview Park and the V&T Trail. (8:17:40) Mr. Moellendorf reviewed the "FYI" items included in the agenda materials.

**COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION** (8:12:37) - Chairperson Curtis read into the record Greg Davis' resignation letter, a copy of which was included in the agenda materials. (8:16:55) Chairperson Curtis reviewed the "FYI" items included in the agenda materials.

**5. FUTURE AGENDA ITEMS** (8:11:50) - Commissioner McKenna requested staff to agendize discussion of the safety of children in the care of Parks and Recreation Department staff.

**6. ACTION ON ADJOURNMENT** (8:18:00) - Commissioner Keeton moved to adjourn the meeting at 8:18 p.m. Vice Chairperson Hoffman seconded the motion. Motion carried 8-0.

The Minutes of the October 3, 2006 Carson City Parks and Recreation Commission meeting are so approved this 7<sup>th</sup> day of November, 2006.

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DONNA J. CURTIS, Chair