

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the April 18, 2006 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, April 18, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis

Greg Davis

John Felesina

Tom Keeton

Pete Livermore

John McKenna

Tom Patton

STAFF: Roger Moellendorf, Parks and Recreation Department Director

Scott Fahrenbruch, Parks and Recreation Director of Operations

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 ROLL CALL (5:31:25) - Chairperson Curtis called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Vice Chairperson Hoffman and Commissioner Herst were absent.

CHANGES TO THE AGENDA (5:32:05) - Mr. Moellendorf suggested reversing the order of items B and C.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:33:35) - None.

1. ACTION ON APPROVAL OF MINUTES - March 7, 2006 (5:34:17) - Commissioner Keeton moved to accept the minutes, as presented. Commissioner Davis seconded the motion. Motion carried 7-0.

2. AGENDA ITEMS:

2-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS PARKS AND RECREATION STAFF RECOMMENDED POLICIES AND FEES REGARDING COMMERCIAL CAR SHOWS IN PARKS (5:34:52) - Mr. Moellendorf reviewed the staff report and read into the record the policies set forth therein. In response to a question, Ms. Madden advised of the potential for equal protection issues arising from prohibiting commercial non-residents from utilizing the park. She suggested avoiding the possibility. Commissioner Davis suggested increasing the fee for commercial non-residents to \$2,000 or \$2,500. Commissioner McKenna agreed, and requested that further research be conducted into the possibility of excluding commercial non-residents from utilizing the park. He suggested a fee of

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\$10,000 to \$20,000, and expressed opposition to commercial businesses in adjacent counties being able to use the park. He reiterated the request that only Carson City domiciled commercial users be allowed or, in the alternative, to increase the fee to the point that an event would become a revenue generator. Commissioner Livermore agreed, and suggested enacting the policy with the intent of reviewing it after one year. He expressed the opinion that preference should be given to local businesses. Discussion ensued with regard to an appropriate fee, and Commissioner Livermore suggested also giving date preferences to local car dealers. In response to a comment, Mr. Moellendorf explained the purpose of the policy limiting commercial car shows to a total of two per calendar year. Additional discussion took place with regard to commercial, non-resident fees. Commissioner Patton suggested deferring action on this item until additional research could be conducted into excluding commercial non-residents from using the park. In response to a question, Mr. Moellendorf advised that the subject fees would be reviewed, together with all other fees, on an annual basis. **Commissioner Livermore moved to recommend to the Board of Supervisors Parks and Recreation staff's recommended policies and fees regarding commercial car shows in the parks, with the amendment that commercial, non-residents be charged a \$5,000 fee. Commissioner Keeton seconded the motion.** Chairperson Curtis called for public comment.

(5:51:10) Fred Brown discussed concerns over policy 6 in that it may place the parks and recreation director in a compromising position. Mr. Moellendorf expressed appreciation for Mr. Brown's concerns, and advised that the Carson City Municipal Code provides for the parks and recreation director to make administrative decisions. He further advised that the decision being non-appealable to this commission was directed by this commission. He acknowledged that any decision by a department head or an advisory board can be appealed to the Board of Supervisors. He expressed the opinion that the policy does not create an onerous situation for the director. Mr. Brown expressed the opinion that "some real thought" should be given to the policy. In response to a question, Mr. Moellendorf explained the difference between recreational and commercial car shows.

Chairperson Curtis called for additional public comment and discussion on the motion. When none was forthcoming, she called for a vote on the pending motion. **Motion carried 6-1.**

2-B. DISCUSSION ONLY REGARDING SELECTING AN ALTERNATIVE INDOOR RECREATION CENTER SITE IF A PARTNERSHIP WITH WNCC FAILS FROM THE FOLLOWING LOCATIONS: EDMONDS SPORTS COMPLEX, JOHND WINTERS CENTENNIAL PARK, ARROWHEAD AND GONI, MILLS PARK, AND WNCC PROPERTY ON COMBS CANYON ROAD (7:01:53) - Chairperson Curtis reconvened the meeting at 7:01 p.m., and introduced this item. Mr. Moellendorf provided detailed background information on this item, reviewed the staff report and the accompanying exhibits. Chairperson Curtis noted the multi-modal access element associated with the location criteria outlined in the Site Assessment Matrix, Exhibit A. Mr. Moellendorf reviewed Exhibit B. [Commissioner Patton left the meeting at 7:28 p.m.; a quorum was still present.] Mr. Moellendorf noted there is no ideal site location for the recreation center. The intent is to select the best site. He referred to the conceptual drawings included in the agenda materials. Chairperson Curtis opened this item to public comment.

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(7:43:08) Fred Brown expressed the opinion that the recreation center would be better located at WNCC “any place other than on Combs Canyon” Road. He discussed concerns over traffic and access issues, and suggested considering the City’s corporate yard as a location.

(7:44:57) Tim Slagter, a resident of Harvard Drive, advised his property is adjacent to the proposed WNCC site. He advised of having lived at his residence for the past 17 years, through “two wild fires, two floods,” and that the area is a FEMA designated flood plain. He pointed out the proposed location on a displayed FEMA map, and requested the commissioners to consider the flood risks associated with the area.

(7:46:59) Bob Lytle, also a resident of Harvard Drive, expressed opposition to the proposed WNCC location. He expressed no opposition to WNCC developing athletic programs or an on-campus physical education and training facility. He expressed opposition to constructing a multi-story, 80,000-square-foot building “smack up in back of our residence.” He listed concerns over obstructed views, the loss of afternoon sunlight, and the loss of peace and quiet. He expressed the opinion there are “much better sites for this facility,” and suggested a gym facility at a more central location on the WNCC campus. He expressed the further opinion that the “biggest investment” his family has will be reduced greatly in value. He agreed with Mr. Slagter’s concerns over flood plain drainage. He requested the City to construct recreational facilities in more densely populated residential areas. He requested WNCC “to act like a good neighbor.” He expressed concern over the project forever changing his neighborhood. He requested the commissioners to consider an “80,000-square-foot noise box plopped in your back yard.” He reviewed results of a poll conducted by the *Nevada Appeal*.

(7:49:35) Dave Campbell expressed the opinion that the WNCC location is the “default” site. “Once these projects develop an inertia, they just keep rolling along.” Mr. Campbell advised that WNCC will want input regarding design of the aquatic facilities. He expressed the belief that WNCC has their own agenda “to take care of WNCC.” He expressed the opinion that the WNCC site is not well located to the population. WNCC has very well-defined, well-recognized needs. Mr. Campbell expressed opposition to the proposed Edmonds site, and a preference for the Arrowhead and Goni site. He requested the commissioners to not build a recreation center on top of the hill at the Edmonds Sports Complex.

(7:53:03) Stephen Myers, a resident of Harvard Drive, expressed agreement with the previously stated comments. He provided background information on the detention basin, and requested the commissioners to look into the flood control issues.

(7:54:56) Jon Nowlin, a resident of Conte Drive, expressed the opinion that the Edmonds location is not the best. He expressed concern over traffic and access issues once the freeway is completed. He expressed additional concerns over the WNCC site with regard to traffic and access, hydrology problems, and a sufficient amount of land. He agreed there are no ideal sites in the community, but expressed the opinion that, even with all the associated issues, Mills Park is the best central site for community access.

Chairperson Curtis requested input of the commissioners according to each conceptual drawing included in the agenda materials. With regard to the Arrowhead / Goni site, she expressed concern over parking and access, particularly multi-modal access. Commissioner Keeton noted that the proposed location for the

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recreation center was on Cinderlite property. He expressed the understanding that adjacent property to the west may also be encumbered. He suggested there may be many more problems associated with the location than what staff may be aware. He expressed the opinion there will be traffic issues associated with all the sites, and that this should not be a deciding factor. Commissioner Livermore provided historic information on consideration given to the Arrowhead / Goni site for the Edmonds Sports Complex. He noted that the five-acre Ronald D. Wilson Memorial Park is being developed to the west of the proposed site. He expressed concern over the lack of synergy associated with the site. Commissioner Felesina agreed with the previous comments, and expressed the opinion the site would be better for a regional park.

Commissioner Davis advised of having spent a lot of time, over the last 20-25 years, at the Edmonds Sports Complex. He expressed concern over considering the Edmonds Sports Complex for the recreation center site and the possibility of it being used as a regional park. He expressed opposition to a regional park and a recreation center being located together. He commented there are very few areas specifically designed and constructed for youth sports. He expressed support for locating the recreation center at the Edmonds Sports Complex, but reiterated opposition to the sports complex being used as a regional park. He expressed the opinion the recreation center could be constructed without having to relocate the BMX track. He agreed there will be access and traffic issues associated with the freeway. He reiterated support for maintaining the youth sports aspect of the facility without utilizing it as a regional park. Commissioner Livermore provided historic information regarding development of the Edmonds Sports Complex. He noted the dilemma between future use of the Edmonds Sports Complex and the benefit that a "full-fledged park" could bring to the community. He discussed the possibility of building out the remaining acreage to serve the future needs of football and soccer programs. He expressed the understanding that the Regional Transportation Commission will be addressing access issues created as the freeway bypass is completed. He noted the potential synergy associated with locating the recreation center at the Edmonds Sports Complex. Commissioner Keeton advised of having visited the Edmonds Sports Complex several times, and that it "has come way up in [his] estimation." He expressed support for considering such a facility "on the east side of town." He suggested the Edmonds Sports Complex should be considered as a sports park rather than a regional park. He agreed with earlier comments that the recreation center shouldn't be located "right on top of the hill" and that "kids will find a way to get there." Commissioner Felesina advised of having visited the Edmonds Sports Complex last Saturday morning. He expressed concern over tearing up the BMX track, but noted there will be construction equipment available to relocate it, if necessary. He expressed a preference for the Edmonds Sports Complex as the location for the recreation center. Commissioner Davis requested to review the Edmonds Sports Complex master plan. In response to a question, Mr. Moellendorf advised that approximately 50% of the master plan has been completed. Chairperson Curtis discussed the possibility of a partnership with Douglas County considering expected growth and use of Carson City facilities by northern Douglas County residents. Commissioner Livermore discussed the function of the Indian Hills General Improvement District, and agreed that discussions should take place.

With regard to Centennial Park, Mr. Moellendorf provided background information on consideration of two possible sites for the recreation center. He advised that sufficient property is available to consider another site. In response to a question, he pointed out City and BLM property on a displayed map. Commissioner Keeton expressed the opinion that the proposed location should be the "upper site where

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there's plenty of room to expand in the future." He expressed support for this site because of synergy, available land, and access. Commissioner Livermore pointed out an alternative location on the displayed map. He expressed support for the Centennial Park and the Edmonds Sports Complex sites. Chairperson Curtis noted the proximity of the site to Lyon County. Mr. Moellendorf agreed with earlier comments that there is a greater need for adult soccer fields than for softball fields. He discussed plans for providing multi-use fields. He advised of private property northwest of the proposed site which may be residentially developed. He described proposed access to the residential area, which could further confine the site of the recreation center.

(8:26:47) Dave Morgan noted that residential development, the V&T Railway, etc. will change the character of the eastern portion of town.

Commissioner Keeton expressed the hope that Mills Park would be removed from consideration. With regard to the WNCC site, Chairperson Curtis emphasized that "it is not a done deal"; there are many things yet to be considered. Commissioner Livermore referred to presentations made by WNCC representatives at past meetings. He noted the benefits of partnering with WNCC on construction and operation of the facility. Commissioner McKenna expressed concern over the wording of the agenda item and discussion which had taken place. Commissioner Felesina expressed concern that this agenda item and the agenda materials were biased toward the WNCC site. He ranked the WNCC site as third. Mr. Moellendorf advised of staff's position that the WNCC site should be considered even if the partnership with WNCC fails. He agreed that discussion of a partnership with WNCC was not agendized. He advised there was no intent, on the part of staff, to provide biased information. The strengths and weaknesses of each site were considered from a dispassionate point of view. The purpose of this agenda item was to consider alternative sites. Mr. Moellendorf reiterated that, in the event a partnership with WNCC fails, the WNCC site should still be considered. In response to a question, he advised that a separate partnership, which doesn't include planning, construction, funding, and development of the facility, could conceivably be developed. Without a partnership, Commissioner Keeton ranked the WNCC site last. Commissioner Livermore expressed the hope that more detail would be provided and that a future agenda item would be agendized for action.

Chairperson Curtis expressed the belief that access to the Arrowhead / Goni site needs to be clarified. She reiterated the request to review the Edmonds Sports Complex master plan, and requested to discuss "the hill, the BMX ...", and come to a conclusion as to the specific location for the recreation center. She requested to review the Centennial Park master plan in consideration of alternative locations for the building. She expressed the opinion that a traffic study for the WNCC site is needed. She expressed concern over access, and an interest in considering an alternative site in light of concerns expressed over flooding. She called for public comment.

(8:41:55) Dave Rollings suggested discussing flooding issues with City Engineer Larry Werner. He advised that the City has a project out to bid to address the flooding issues. He further advised that traffic issues in the area will be considered in conjunction with other projects. Traffic will be an issue whether or not the recreation center is located at WNCC.

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Mr. Moellendorf advised of discussions with Mr. Werner regarding the flood mitigation project. He expressed the understanding that Combs Canyon Road is slated for a street widening project which may help with traffic issues. He suggested scheduling a tour of the proposed sites, and the commissioners concurred.

2-C. DISCUSSION ONLY REGARDING PROJECTED BUDGET AND COST RECOVERY, DEPARTMENT TIME LINES AND RECREATION FACILITY AMENITIES FOR THE INDOOR RECREATION CENTER IF A PARTNERSHIP WITH WNCC FAILS (5:56:01)

Mr. Moellendorf reviewed the staff report and the accompanying exhibits. He responded to questions regarding the estimated square footage, amenities, and costs listed in Exhibit A. He emphasized that the costs provided were only an estimate. In response to a question, he advised the current cost recovery rate at the Aquatic Facility is 50%. He responded to additional questions regarding the comparison table of recreation centers which was included as part of Exhibit B. He acknowledged that additional interest and income will be allocated from Question #18 between now and the time construction begins. In response to a further question, he reviewed the method by which the recreation center revenues were developed.

Commissioner Keeton expressed the opinion that the amenities seem to include "a lot of water." Discussion ensued, and Mr. Moellendorf provided background information regarding the purpose of the indoor leisure pool and the indoor natatorium. Chairperson Curtis expressed concern over the square footage allocated to a child care center, and that meeting rooms had not been included. Mr. Moellendorf responded to questions regarding the walking / jogging track, and noted particularly the benefit of staff being able to monitor activities taking place in the facility. He responded to additional questions regarding the amenities to be included in the game room. He discussed the family locker room amenity, and responded to additional questions regarding the purpose of the entry lobby / activity lounge, the purpose of the wellness assessment office, the amenities and activities to be included as part of the gymnasium, and the purpose of the recreation center to meet the needs of the community as a whole. Chairperson Curtis expressed concern over the proposed size of the fitness center. Mr. Moellendorf acknowledged the desire for a larger fitness center, but noted the project's budget constraints.

Mr. Moellendorf reviewed Exhibit C. In response to a comment, he advised that the three acres currently held by the Division of State Lands may not be absolutely essential to design of the building. He acknowledged the three acres would be "a good thing to have." Commissioner Livermore advised of having been informed, by Division of State Lands Administrator Pam Wilcox, of the process by which the land would be obtained. In response to a question, Mr. Moellendorf advised that City and WNCC representatives have formed three committees for this project. He described the responsibilities of the program committee, the design theme committee, and the committee which will develop the agreement between the two entities. Chairperson Curtis opened this item to public comment.

(6:49:57) Dave Campbell, 4840 Gentry Lane, inquired as to a comparison of the proposed pool facility with the existing Aquatic Facility. Mr. Moellendorf advised that one of the pools at the Aquatic Facility is Olympic-sized. The square footage of the proposed pool would be approximately the same with a completely different configuration. The design would be free-form with activities and zero depth entry. Mr. Campbell inquired as to the need for an additional pool and, if so, whether "the projections include

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cannibalization.” Mr. Moellendorf expressed the belief there is a need for both types of pool in that they appeal to vastly different types of users. The existing pool is largely a competitive, workout type of pool. The other would be a leisure, recreational pool. In response to a further question, Mr. Moellendorf advised that some leisure pools have lanes included in the design. In response to a further question, he explained the difference between a splash pad and a leisure pool.

Chairperson Curtis called for additional public comment and, when none was forthcoming, recessed the meeting at 6:54 p.m.

2-D. DISCUSSION ONLY REGARDING CANCELLATION OF PARKS AND RECREATION COMMISSION MEETINGS (8:46:14) - Chairperson Curtis provided background information on the purpose for canceling the April 4th commission meeting. She requested input of the commissioners with regard to canceling meetings. Commissioner Keeton expressed the opinion there is no reason to call a meeting without sufficient business to conduct. He agreed with having canceled the April 4th meeting. Commissioner Felesina agreed, but noted the lengthy list of future agenda items. Commissioner Livermore expressed concern over the public having opportunity to provide input at regularly scheduled commission meetings.

3. NON-ACTION ITEMS:

FUTURE AGENDA ITEMS FROM STAFF (8:54:11) - Mr. Moellendorf referred to the list of future agenda items included in the agenda materials. He agreed that a tour of the potential recreation center sites would be a good idea.

FUTURE AGENDA ITEMS FROM COMMISSIONERS (8:50:55) - Commissioner Keeton requested to reagendize discussion and action of recreation center locations, “with a better site location map ...” Commissioner Livermore suggested starting the meeting with a tour of the potential sites. Chairperson Curtis noted the importance of organizing the master plan implementation measures in order to begin considering them.

FYI ATTACHMENTS (8:54:38) - Mr. Moellendorf reviewed the agenda materials pertinent to this item. Chairperson Curtis provided an overview of the “Community Solutions to Obesity and Chronic Disease in Northern Nevada” conference, a brochure for which was included in the agenda materials.

STATUS REPORTS AND COMMENTS FROM STAFF (8:56:00) - Mr. Moellendorf reported on the fuel reduction project at C-Hill. Sheep were released to begin grazing the front range today. Mr. Moellendorf listed the project partners, which included the Nevada Department of Wildlife, the U.S. Forest Service, and Resource Concepts, Inc. He reported that the master plan was recently presented by staff to the Stewart and Carson Colonies of the Washoe Tribe. He advised of continued meetings with WNCC representatives on the recreation center partnership. He further advised of working with Planning and Community Development Director Walter Sullivan to develop a landscape maintenance district ordinance. He reminded the commissioners that dedication of JohnD Winters Centennial Park was scheduled for Thursday, April 27th at 4:30 p.m.

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STATUS REPORTS, COMMENTS, AND CONCERNS FROM COMMISSIONERS (8:59:55)

- Commissioner Livermore advised that the Legislature will be requested, by the League of Cities, to consider increasing the residential construction tax percentage. He further advised of the Arbor Day Celebration being sponsored by the Shade Tree Council on Friday, April 28th at 5:30 p.m. The Arbor Day tree will be planted at the Carson City Library. Chairperson Curtis advised of having recently attended a Chamber of Commerce meeting. A transportation subcommittee meeting has been scheduled to discuss the shared use bicycle facility on Arrowhead Drive. Chairperson Curtis acknowledged she is a member of Muscle Powered.

4. ACTION ON ADJOURNMENT (9:03:30) - Commissioner Livermore moved to adjourn the meeting. Commissioner Keeton seconded the motion. Motion carried 6-0.

The Minutes of the April 18, 2006 Carson City Parks and Recreation Commission meeting are so approved this 18th day of July, 2006.

DONNA J. CURTIS, Chair