A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, September 18, 2001 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Glen Martel
Vice Chairperson Jim Dunn
Lou Cabrera
Ken Elverum
Larry Osborne
Jon Plank
John Simms
Stacie Wilke
Chuck Wright

STAFF: Steve Kastens, Parks and Recreation Director
Scott Fahrenbruch, Parks Superintendent
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary
(PRC 09/28/01)

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

CALL TO ORDER AND ROLL CALL (1-0001) - Chairperson Martel called the meeting to order at 5:30 p.m. In acknowledgment of the events which occurred on Tuesday, September 11, 2001, involving terrorist attacks on the World Trade Center in New York and the Pentagon in Washington, D.C., he expressed condolences for the victims and their families and support for the government officials and rescue workers, and paused for a moment of silence. Roll was called; a quorum was present. Commissioner Elverum arrived at 7:00 p.m.

PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0020) - Mike Hoffman, a resident of Carson City, distributed a conceptual drawing (adapted from several of Mr. Krahn's drawings) depicting expansion of the Fuji Park/Fairgrounds in its present location. He reviewed an attached list of priorities previously designated by the Fuji Park Users Coalition, together with their associated costs. He expressed the opinion that funding from the Costco sale proceeds and the Quality of Life Initiative would be sufficient to construct the priorities in phases.

(1-0075) Jon Nowlin, a Carson City resident, expressed disappointment that consideration of keeping the Fairgrounds in its current location as one of the alternatives and the associated cost analysis would not be considered as part of this meeting. He discussed the importance of conducting a cost analysis as part of the decision-making process in terms of the Commission's recommendation to the Board of Supervisors. He expressed regret that the Commission has not yet taken on that task, and urged them to conduct a cost analysis to determine the benefit of keeping Fuji Park/Fairgrounds in its present location.

AGENDA ITEMS

Chairperson Martel modified the agenda to address item 2 prior to item 1.

2. DISCUSSION AND ACTION ON RANKING OF POSSIBLE FAIRGROUNDS RELOCATION SITES, INCLUDING PRIORITIZATION AND PHASING OF IMPROVEMENTS (1-0110) - Mr. Kastens reviewed the staff report for agenda item number 1, provided background information on the direction given by the Board of Supervisors at their August 2, 2001 meeting, and reviewed the main features of the conceptual master plan attached to the staff report and also displayed. He reviewed the staff report for this agenda item, the conceptual plans for the three previously proposed sites, and conceptual plans for the Edmonds Sports Complex, the Prison alfalfa fields, and the Stewart facility. He reviewed and discussed the rankings assigned to each of the proposed sites by the Users Coalition. He noted that some of the issues which previously made the Flint Drive site undesirable have been resolved, including reduction of the seagull population and improved containment of the landfill. He invited Jack Anderson, President of the Fuji Park Users Coalition (the "Users Coalition"), to the meeting table.

Mr. Anderson advised of a Users Coalition meeting on Monday, September 10th to discuss the six sites. He discussed reservations regarding a few of the sites, including that although the Stewart facility would be excellent, it will most likely take too long to secure and develop. He emphasized one of the main concerns of the Users Coalition is that if the Fairgrounds are relocated, development of the new site must be guaranteed. With the improvements proposed for Fuji Park, many of the users will be able to continue holding events there. The Bonanza Kennel Club will be making a determination regarding whether or not the park will still accommodate their annual event during the first part of October. The majority of the 4-H Club users will require a larger area, although some of their events can be accommodated with the proposed park improvements.

Mr. Anderson reiterated the concern regarding the Stewart facility, and advised that the preference of the Users Coalition is to stay in the present location. He expressed concerns regarding the lack of infrastructure at the Eastern Portal and Flint Drive sites and the proximity of the Radio Control Air Field. With regard to the Edmonds Sports Complex, he expressed a concern regarding potential opposition from the surrounding residents. He indicated that the sports complex would provide for "a little bit of expansion" and that the location would be ideal. The major concern regarding the Prison alfalfa field was sharing the location with the prisoners. The east end of the Eagle Valley Golf Course was designated as the last priority because there is no room for expansion.

Mr. Anderson reviewed a list of priority elements necessary to have constructed prior to relocation of the Fairgrounds. An additional concern of the Users Coalition is that if the decision is made to leave the park in its current location, it will not be sold off piece by piece. The Users Coalition has also requested written assurance that there is a location for the new Fairgrounds and funds to construct the improvements. Mr. Anderson commented that relocating the Fairgrounds will be very expensive. He noted that a good portion of the allocated funding will be used for park improvements which will leave very little to construct new facilities. He requested that the Users Coalition be included in the design phase of the new Fairgrounds, and reiterated the request that construction be underway prior to demolition of the existing facilities. Chairperson Martel thanked Mr. Anderson for his comments. He advised of attending the September 10th Users Coalition meeting, and expressed agreement with Mr. Kastens' earlier comments that the meeting was very productive. He provided an overview of the discussion regarding prioritization of the proposed locations and the facilities needed. He noted that it was not the responsibility of the Users Coalition, nor is it the responsibility of the Commission, to determine the availability of the proposed locations.

In response to a question, Mr. Kastens advised that the facilities proposed for the Stewart location will be the same size as the existing facilities. He reviewed the direction received from the City Manager to meet with the Users Coalition and rank the proposed locations. It will be the responsibility of City staff to pursue the possibility of using the proposed properties. City staff is well aware that there are only two properties which will be relatively easy to secure. The Flint Drive site has been cleared because the Bureau of Land Management has already indicated that it is designated as a Recreation and Public Purpose use area. The only concern with the Edmonds Sports Complex is the potential opposition from the neighbors, and staff understands that this may be a "big hurdle." Mr. Kastens reiterated that securing the locations was not the charge of the City Manager. The proposed locations were ranked according to their suitability for accommodating the Users Coalition. He reiterated that City staff will have the responsibility of gaining permission to utilize the sites. If access to the first site cannot be secured, then staff will move to the second priority and continue down the list accordingly. In response to a question, Mr. Kastens advised that the City Manager directed him to meet with the Users Coalition, develop a conceptual plan for the remaining property at Fuji Park and rank Fairgrounds relocation sites. Commissioner Osborne expressed agreement with Mr. Kastens' comments and pointed out that it is the responsibility of the Commission to forward the ranking of the proposed sites as submitted by the Users Coalition.

In response to a question, Mr. Kastens reviewed the Proposed Fairgrounds Facilities "Wish List", prepared by Lumos & Associates and included in the agenda materials. In response to a further question, Mr. Kastens indicated that the users would be "pretty well" accommodated with the phase 1 improvements except for the 4-H Club. He reviewed additional facilities needed to accommodate 4-H events, including portable pens at Fuji Park, and an Exhibit Hall tent at the new Fairgrounds. He expressed an understanding that some of the users will be inconvenienced if the build out facilities are not constructed initially. Discussion took place regarding the possibility of including the existing location in the priority list. Mr. Kastens advised that if the Board of Supervisors decides not to relocate the Fairgrounds, the park and fairgrounds will be improved in accordance with the existing Fuji Park/Fairgrounds Master Plan. He further advised that the Users Coalition is prepared to prioritize the improvements needed at the park/fairgrounds based on the amount of funding available. Commissioner Osborne expressed agreement that the new Fairgrounds must be constructed if the Board of Supervisors goes forward with the relocation. He expressed disagreement with constructing a fairgrounds at Fuji Park and at another site.

Chairperson Martel opened the meeting for public comment.

(1-0775) Susan Hoffman inquired as to whether the Users Coalition had the opportunity of designating any of the proposed sites as unacceptable. Mr. Kastens advised that Mr. Anderson informed the Users Coalition at the September 10th meeting that securing the properties was not guaranteed.

(1-0800) Jon Nowlin referred to the August 2, 2001 Board of Supervisors minutes and read a portion of a motion made by Supervisor Livermore into the record. He suggested that the intent of the motion was for staff to request the Board of Supervisors to provide a recommended agenda item to the Parks and Recreation Commission. He inquired as to whether the Commission received any such recommendation from the Board of Supervisors and both Chairperson Martel and Mr. Kastens indicated there has been no such recommendation. Mr. Nowlin read another portion of the August 2, 2001 minutes into the record regarding a request for amendment by Supervisor Plank to include Mr. Nowlin's suggestion to conduct a factual cost/benefit analysis for the relocation sites. Mr. Nowlin indicated that the amendment was approved as part of the formal motion. He noted that the Mayor stated a full analysis would be completed in 90 days, including a cost/benefit analysis, in order that a decision could be made within the 90-day period as to whether or not to accept a new site. He further noted that the Mayor stated the City would stop looking if a suitable site could not be found within 90 days. Mr. Nowlin expressed the opinion that the Commission was not following the direction provided by the Board of Supervisors.

Chairperson Martel reviewed his understanding of the Board of Supervisors' motion to rank the proposed sites. He advised that the Commission does not have information regarding the value of the land which would be incorporated into a cost/benefit analysis for all the sites. The Commission will provide information to the Board of Supervisors as part of a "larger package" which will include the cost/benefit analysis, the funding issues, the land value issues, etc. Mr. Kastens advised that costs to utilize the sites were included in the rankings. He indicated that a cost/benefit analysis cannot be done until a determination is made regarding how much land will be available. He advised that the charge of the City Manager to rank the sites and determine the cost to relocate is one piece of the puzzle. Once this information is provided to the Board of Supervisors, together with input from the City's Development Services Department regarding the suitability of the Fairgrounds site for development and the value of the property, a cost/benefit analysis can be conducted at that time. Commissioner Osborne expressed understanding for Mr. Nowlin's concerns, but pointed out that the Parks and Recreation Commission sets its own agenda. The Commission acts in an advisory capacity to the Board of Supervisors, and the Board decides whether or not to take action on the Commission's recommendations.

Mr. Nowlin expressed agreement with Mr. Kastens' comments regarding the cost/benefit analysis. He clarified that he does not expect the Commission to conduct a full cost/benefit analysis. He expressed a concern that the comparative or relative costs of each of the sites has not yet been discussed in terms of the ranking. Since the Commission has discretion to do so, he requested that they consider agendizing discussion and action to recommend to the Board of Supervisors that the park/fairgrounds remain at its current location. Mr. Nowlin reiterated that in terms of providing input for the ultimate cost/benefit analysis, there has been no discussion regarding the relative costs of the proposed sites. Chairperson Martel advised that the costs are included in the agenda materials, and Mr. Nowlin requested that the costs be summarized for the benefit of the public.

Mr. Krahn provided a brief overview of the costs by site, as listed in the agenda materials. He noted the significant difference between replacement of the Fairgrounds (phase 1) and full build out. He acknowledged that the phase 1 items and the build out items are the same for each proposed location. Chairperson Martel acknowledged that the site will be usable after phase 1 improvements are completed. In response to a question, Mr. Kastens advised there will be very little or no cost associated with acquiring the sites. In response to a question, Mr. Krahn advised that the costs associated with sites 1, 2, 3, and 4 were provided at the September 10th Users Coalition meeting. Once the Stewart facility was prioritized, staff quickly developed basic costs to present to the Commission. Commissioner Osborne pointed out that the difference between the most expensive and least expensive sites is approximately \$1.4 million. He reiterated his earlier comment that the Commission should not get into determining whether or not the rankings of the Users Coalition are correct. Commissioner Plank expressed appreciation for Commissioner Osborne's comments. He commented that with respect to the amount of work put into this process by the

Users Coalition and staff, it would be disrespectful to not forward their prioritizations to the Board of Supervisors as presented.

(1-1073) Mr. Anderson advised that the Users Coalition was charged with prioritizing the proposed sites without considering costs. He further advised that the sites were prioritized based on their availability for the least amount of money. An additional consideration was the amount of acreage available. In response to a question, he indicated that the time table for acquiring the sites would have been a consideration during the prioritization process.

(1-1120) Charles Kuhn requested that the Commission consider the quote by Pam Wilcox which appeared in this morning's Nevada *Appeal* indicating that the Stewart facility is not available. He expressed the opinion that ranking Stewart as a potential replacement site "has no bearing whatsoever." The Eastern Portal site involves "a lot of cost" and has a significant earthquake fault running directly beneath it. Mr. Kuhn suggested that health and welfare should be a primary consideration of the Board of Supervisors and the City. With regard to the Flint Drive site, Mr. Kuhn commended the City on its management of the landfill, but advised that one of the "scare tactics" to rid the area of seagulls has been the use of methane cannons. He advised that "serious blasting" will need to occur in the area because of a lack of cover soil. Methane cannons and blasting will have an adverse affect on any livestock housed at the Fairgrounds. Mr. Kuhn commended the Carson City Parks and Recreation Department on development and maintenance of the Edmonds Sports Complex, and discussed his family's year-round use of the facility. He expressed the opinion that "infringing on those facilities is silly" and that the neighbors will oppose the use of the facility for the Fairgrounds, which will result in a considerable delay of the relocation. Mr. Kuhn commented that "this has been a very difficult road to go down for the entire City ... but this is an extremely important matter to this community." He expressed respect for the decisions to be made by the Commission, and proposed that it has the full power and capacity to make a strong recommendation to the Board of Supervisors that the relocation is not feasible. He suggested that the Commission's recommendation to forward the Users Coalition ranking to the Board of Supervisors will result in one of the sites ending up as the new Fairgrounds. He expressed respect for the Users Coalition and their efforts in this process, and requested the Commissioners to consider that the sites which have been studied simply are not an adequate replacement for the existing Fairgrounds. He further requested that the Commission forward a recommendation to the Board of Supervisors that the Fairgrounds should remain in its present location.

(1-1257) Ellen Nelson, a Carson City resident since 1968, requested that the Fairgrounds remain in its present location. She discussed her use of the park over the last several months, and the importance of shade trees. She read a portion of two Nevada *Appeal* articles into the record, one from this morning's paper and the other from the July 1, 2001 edition. She discussed various uses of the park and the fairgrounds since 1968, and requested that the Commission recommend keeping the land, improving it and making it worthwhile to the people.

(1-1335) James Parker concurred with Mr. Kastens' earlier comments regarding improvements to the City landfill, including cleanliness and reduction in the bird population. He advised that he has never heard one of the methane cannons explode and that it is not creating an issue.

(1-1355) Diane Barnes, President of the 4-H Leaders Council, expressed appreciation for the Commissioners who attended the Users Coalition meeting. She advised that Mr. Kastens has been provided a detailed list of facilities needed in the interim by the 4-H Club if the Fairgrounds is relocated. She explained the reason for the 4-H Leaders Council taking part in ranking the proposed sites when the preference is to remain in the present location. She expressed concerns regarding the costs involved in constructing a new facility, the possibility that the 4-H Club would no longer be considered the primary user of the Fairgrounds, and that the 4-H Club would be charged for using the Fairgrounds. She advised that the 4-H Leaders Council wants to be part of the decision-making process if the Fairgrounds is relocated. She further advised that the list provided to Mr. Kastens is a "no frills" list of the items and facilities needed to provide for the growth of 4-H and to get FFA back into Carson City. She reviewed the various events sponsored by 4-H, and discussed the growth experienced and the changes anticipated by the 4-H Club.

(1-1438) Sig Goepner, of the Bonanza Kennel Club ("BKC"), indicated that the proposed sites were prioritized because the users were not given the choice of remaining in the present location. He discussed improvements funded by the BKC over the years, including provision of garbage cans, improvements to the turf area, paving the approaches, and installation of electrical drops. He expressed the preference that the park/fairgrounds remain in its present location and be improved.

(1-1482) Allen Mandel provided background information on his residence in Carson City since 1961. He advised that he is currently the Tribal Chairman of the Pyramid Lake Paiute Tribe. He discussed the importance of preserving history, respect for elders and previous generations, and his childhood memories of playing in the Clear Creek riparian area. He expressed opposition to the Stewart facility as an option for relocation because of its historical significance to Native Americans and the region. He discussed problems with the layout of the conceptual plan, including the proximity of the arena to the creek. Mr. Mandel advised that he is a member of the Executive Board of the Inter-Tribal Council of Nevada, which serves 26 tribes in Nevada. A recent consideration of the Inter-Tribal Council is redevelopment of a tribal college based on the historic model. He expressed understanding for the position of the Commission and the hope that the citizens' comments will be carefully considered. [Commissioner Elverum arrived at 7:00 p.m.]

(1-1597) Kevin Baily, affiliated with the Carson Fly Fishing Club, provided background information on previous considerations of an urban fishery at Fuji Park and discussed the urban fishery at Ross Gold Park. He advised that an urban fishing pond is being considered at Fuji Park or at the Stewart facility, and requested that the matter be agendized for a future Commission meeting.

(1-1710) Tim Seward, General Council for the Washoe Tribe of Nevada and California, expressed appreciation for the opportunity to address the Commission. He commented on the difficulty in understanding the purpose for ranking sites without consideration of their feasibility. He expressed opposition on behalf of the Washoe Tribe to the Stewart facility as a priority relocation site, and disappointment that Washoe Tribe representatives were not provided an opportunity to discuss this matter with City staff or the Users Coalition. He suggested that future decision-making processes involve representatives of the Washoe Tribe. He expressed concerns regarding the proposed plan appearing to encroach on Tribal land, environmental impacts to Clear Creek, elimination of the Stewart facility's athletic tradition, and increased traffic flows in the residential area adjacent to the Stewart facility. He indicated that the Washoe Tribe looks forward to working with the Commission and the City. From an environmental point of view, he expressed a preference that the existing Fairgrounds remain in its current location and environmental improvements be made to the area.

(1-1810) Vivian Kuhn expressed a concern, on behalf of the equestrian and livestock user groups, regarding rocks at the Flint Drive site and other proposed sites. She expressed appreciation for Commissioner Cabrera's suggestion of adding the Fairgrounds site as one of the priorities, and requested consideration by the Commission of the unanimous vote of the users to remain at the current location.

(1-1843) Judy Larquier inquired as to the status of the proposed V&T site, and pointed out that it continues to be a concern with regard to livestock. Chairperson Martel advised that the concept has not changed and that the Users Coalition has acknowledged it as a matter which will need to be addressed. Ms. Larquier advised that blasting near the landfill will be an obstruction for equestrian and livestock events in the area. She concurred with earlier comments that it is "irresponsible to even rank these sites without the proper information available."

(1-1869) Rocky Boyce, Sr., representing the American Indian Movement, expressed opposition to prioritization of the Stewart complex and a concern that the property would become subject to the possibility of sale. He advised that since the State of Nevada presently has control of the Stewart complex, the Indian people have very limited access. If the property were to be sold, the Indian people would lose all hope of ever obtaining any of the land back. He advised that if the State chooses to give the land to the City government, his organization is prepared to challenge the decision in court.

(1-1917) Thomas Gibbons, an optometrist in Carson City since 1972, expressed the opinion that the current park/fairgrounds location is the best site. He acknowledged that with continued growth in Carson City, certain areas will have to be sacrificed for development to accommodate the tax base. He expressed the hope that the Commission will consider the fact that the current location includes one of the few riparian sites available with the least amount of work and effort and a great deal of community support to keep this as the existing location.

Chairperson Martel closed public testimony. **Commissioner Wilke moved to recommend to the Board of Supervisors that they approve the ranking of the possible Fairgrounds relocation sites with the change being keeping and improving the current site and going down the line from there and that they direct the staff to pursue securing these sites should the Board decide to relocate the Fairgrounds. Commissioner Elverum seconded the motion.** At the request of Chairperson Martel, the motion was read back by the recording secretary. **Commissioner Wilke restated her motion to recommend to the Board of Supervisors that they approve the ranking for the possible Fairgrounds relocation sites as (1) keeping and improving the current site, (2) the Stewart facility, (3) Lyon County site, (4) Flint Drive, (5) Edmonds Sports Complex, (6) the Prison property, and (7) the east end of Eagle Valley Golf Course and that they direct staff to pursue securing those sites. Commissioner Elverum seconded the motion**, and expressed a concern that none of the priority locations have yet been secured. He suggested altering the motion to put the Stewart and the Prison facilities at the bottom of the priority list, and expressed agreement with the first part of the motion to rank the existing site as the first priority. Commissioner Osborne indicated that since the Users Coalition ranked the proposed sites according to their priorities, the Commissioners should support them. He expressed opposition to a motion that would rearrange the priorities and the rankings established by the users.

Commissioner Cabrera suggested adding language to the motion, as follows: "further, should staff find the sites unavailable for improvement within a reasonable period to construct and replace the present site, then the Board should reconsider the users' first choice of remaining at the present location."

Commissioner Wilke expressed the opinion that none of the relocation sites are feasible, and that there is no way to prioritize relocation sites without knowing all the costs involved, whether the land is available, if all the user groups can be accommodated, or whether the time line will be suitable. At the request of Chairperson Martel, the motion was read back. **Commissioner Wilke amended her motion to include the language, "prior to the park being replaced."** Discussion took place regarding whether the wording of the agenda item allowed for the motion. Mr. Kastens suggested that the current site not be included in the motion because it is not a relocation site. Commissioner Osborne agreed and commented that there would be no need to secure the current site as it is already there. He suggested that the Board of Supervisors is well aware of the users' preference to leave the park/fairgrounds in its current location. **Commissioner Elverum seconded the amendment.** Commissioner Osborne called for the question. **Motion failed 2-7.**

Commissioner Cabrera moved to recommend to the Board of Supervisors that they approve the ranking for the possible Fairgrounds relocation sites and that they direct staff to pursue securing those sites should the Board desire to relocate the Fairgrounds; further, should staff find the sites unavailable for improvement within a reasonable period to construct and replace the present site, then the Board should reconsider the users' first choice of remaining at the present location. Commissioner Plank seconded the motion. Commissioner Elverum expressed a concern regarding what constitutes a reasonable time period, and discussion took place with regard to the same. Commissioner Osborne expressed a concern that the Commission is attaching stipulations which were never part of the original issue. He requested Commissioner Cabrera to consider adding the words "as established by the Fairgrounds Users Coalition" so that the Supervisors know the ranking was established by the users and supported by the Commission. **Commissioner Cabrera so amended; Commissioner Plank seconded the amendment.** Chairperson Martel commented that he is comfortable with the "reasonable period" language because the users have been so involved in the process. He indicated he would count on the users to determine a reasonable time period and present it to City staff and the Board of Supervisors. He called for a vote on the pending motion; **motion carried 8-1.** [Chairperson Martel recessed the meeting at 7:41 p.m. and reconvened at 7:53 p.m.]

1. DISCUSSION AND ACTION ON FUJI PARK CONCEPTUAL PLAN, INCLUDING PRIORITIZATION AND PHASING OF IMPROVEMENTS (1-2445) - Mr. Kastens reviewed the staff report and a displayed conceptual plan. He pointed out an area over which the City's Development Services Department will be responsible with regard to storm drainage, and advised that any development in that area will be subject to its purview. He further advised that an urban fishing pond at Fuji Park was discussed with the Users Coalition at the last meeting. Consensus of the Users Coalition was that they are not willing to "give up any area north of the blue line for an urban fishery." Mr. Kastens advised that he and Kevin Baily will be working with Development Services and the Storm Drainage Advisory Committee to develop an urban fishery at Fuji Park in an area other than north of the Clear Creek stream zone. He pointed out two other possible locations on the displayed plan.

Mr. Kastens invited Mr. Anderson to the meeting table. Mr. Anderson indicated that Mr. Kastens' review of the conceptual plan was accurate according to the Users Coalition requests. He discussed the importance of the existing picnic area remaining in its current location, and Mr. Kastens assured him that the picnic area will remain. Mr. Anderson referred to a parking area on the displayed conceptual plan and discussed alternatives to ensure continued access. He reviewed the events which can be accommodated at Fuji Park, and those which will need a fairgrounds. He reviewed the list of priorities included in the staff report, and discussion took place regarding shower facilities. Mr. Anderson continued reviewing the priority list and discussed road improvements, sidewalks, intersection improvements, etc. He expressed a concern regarding the cost of these improvements and inquired as to whether they are immediately necessary. He suggested that Wal-Mart absorb the majority of the cost since they will be increasing the size of Warehouse Way. In response to a question, Mr. Anderson explained the differences between the main features list and the priorities list. Mr. Kastens explained that the seven priority items listed are essential to make the park work for the users and the community. He reviewed the summary of phase 1 and build out costs for the conceptual plan, and the off-site costs which he noted are mostly related to the street.

Mr. Anderson discussed the request to leave some of the existing parking on Clear Creek Road. He suggested that the parking area could be configured similar to that which is adjacent to Mills Park along Highway 50. Commissioner Wilke inquired as to the amount of existing parking available, and Mr. Kastens explained that it presently depends upon who parks the vehicles. He advised that the conceptual plan provides for 217 parking spaces in the west parking lot and 71 spaces around the building. Mr. Kastens discussed a parking scheme for Clear Creek Road similar to that which is located at Mills Park. Commissioner Osborne concurred with the suggestion that the entity creating some of the new traffic volumes and uses be required to assist in paying for some of the street improvements. Discussion took place regarding previously allocated funding for Fuji Park.

Chairperson Martel opened the meeting for public comment.

(1-3303) Mr. Hoffman expressed a concern regarding extending the turf area to the edge of the creek, and subsequent drainage of fertilizer compounds. He suggested keeping the dirt road and the walking path as a separation between the turf and the creek. He inquired as to the area which was flooded in 1997, and Mr. Kastens pointed out the areas affected. Mr. Hoffman expressed an additional concern that if the flood plain is relocated, future flooding may affect the park and the improvements.

(1-3355) Ms. Kuhn inquired as to the possibility of the Development Services Department requiring road improvements. Chairperson Martel explained that a determination will have to be made as to whether use of the property is being expanded or changed. Mr. Kastens advised that the determination will be made prior to moving forward with any plans. He explained that the costs were included as a possibility. Ms. Kuhn referred to a promise made by the Mayor on August 2, 2001 to preserve Fuji Park in perpetuity, and requested that the Commission include the perpetual preservation of Fuji Park in any action taken on this item.

(1-3425) Mr. Nowlin complimented the Parks and Recreation staff on their efforts in working with the users groups regarding improvement of Fuji Park. He stated that the staff has "done an outstanding job working with the user community - Steve, Vern, Scott and probably some unnamed people behind the scenes." He further stated that the users are appreciative of the efforts, and indicated that "the discussions have been very forthright, very professional and very timely." Chairperson Martel concurred.

(1-3455) Mr. Baily advised that he looks forward to meeting with Mr. Kastens, Mr. Krahn, Utility Operations Manager Tom Hoffert, and other individuals regarding the urban fishing pond. He reiterated his request to agendize discussion regarding the urban fishing pond for a future meeting. He expressed appreciation for the Commission's work.

(1-3488) Sig Goepner requested that the existing parking lot be leveled and that the users be allowed to provide input regarding the location of the decomposed granite parking lot. Mr. Kastens pointed out the new location of the DG parking lot.

Chairperson Martel closed public comment. He provided information regarding the discussion of this matter at the September 10th Users Coalition meeting, and expressed appreciation for the users' input and staff's efforts. In response to a question, Mr. Kastens advised that the improvements will be postponed until a determination is made regarding relocation of the Fairgrounds. In response to a further question, he indicated that if the Fairgrounds remain, improvements outlined in the existing Fuji Park/Fairgrounds Master Plan will be prioritized before construction begins. He estimated that only 3-4 months will be lost by waiting. **Commissioner Osborne moved that the Carson City Parks and Recreation Commission recommend to the Board of Supervisors that they approve the conceptual master site plan with the priorities and phasing options as established by the Fairgrounds/Fuji Park Users group as presented in the staff report and depicted in the attached drawings. Commissioner Cabrera seconded the motion. Motion carried 9-0.**

3. DISCUSSION AND ACTION ON LEASING GROUND SPACE AND LIGHT POLE SPACE TO CRICKET COMMUNICATIONS FOR THE PURPOSE OF INSTALLING CELLULAR TELEPHONE RELAY EQUIPMENT AT THE EDMONDS SPORTS COMPLEX (1-3641) - Mr. Kastens reviewed the staff report, and referred to the proposed lease agreement, site plan, and design for the light standard included in the agenda materials. He discussed the Youth Sports Association's request that they receive the lease funds, and advised that the funds could be earmarked for expenditure only at the Edmonds Sports Complex and only to defer operation and maintenance costs. He advised that the agreement will include language indicating that the pole will be owned by the City so that if future cellular providers wish to utilize it, the proceeds will belong to the City. Mr. Kastens responded to questions regarding the location of other poles, possible obstruction of views, possible interference with the softball fields, possible safety issues, and the Youth Sports Association's purpose for the lease funds.

Commissioner Osborne pointed out that the income will total approximately $350,000 over the thirty-year life of the lease. He expressed a concern over setting a precedent, and hesitation regarding entering into a lease without having any control over the disposition of the proceeds. He acknowledged that the Youth Sports Association is allocated general fund proceeds annually, but suggested that the Parks and Recreation Department may have other uses for the lease proceeds. Mr. Kastens referred to the recommended motion included in the staff report and advised that it does not specifically state that the lease proceeds will be allocated to the Youth Sports Association. Commissioner Plank pointed out that the Youth Sports Association uses other park and school facilities in addition to the Edmonds Sports Complex, and suggested that the funding be allocated to the Parks and Recreation Department for disbursement. Mr. Kastens responded to questions regarding the underground power line in relation to the proposed light pole. He acknowledged that the proposed motion provides him the leeway to disburse the lease proceeds at his discretion.

Commissioner Simms commented that the lease will be an encroachment on the fields at the Edmonds Sports Complex which are run by volunteers who will more than likely raise hundreds of thousands of dollars over a period of thirty years. He advised that the programs at the Edmonds Sports Complex are coordinated for the kids by their parents, and suggested that at least some of the lease proceeds should be designated for use by the Youth Sports Association.

(2-0235) David Morgan advised of a recent trip to the Bay Area where he had a chance to view many cell towers in communities between here and San Francisco. He pointed out that there were many more trees than in Carson City and that they served to block the cell towers. He suggested that cell towers in Nevada will cause view shed issues, and that perhaps the City should consider addressing a plan to accommodate future requests.

Mr. Kastens advised that the Planning and Community Development Department is working with the Regional Planning Commission to develop a cell sites master plan. Chairperson Martel pointed out that the Edmonds Sports Complex has existing poles and a master plan which calls for even taller poles. He commented that the sports complex request differs from the request to install a cell tower on the Moffat property. He concurred with Mr. Morgan's comments that consideration should be given to view shed issues in connection with FCC requirements. Chairperson Martel acknowledged that other providers can use the pole installed by Cricket Communications; however, it won't be compatible for every provider. Mr. Kastens acknowledged that the Youth Sports Association pays the monthly rent of the caretaker's residence at the sports complex in the amount of $500 per month. In response to a question, Mr. Kastens advised that Cricket Communications will be required to apply to the Regional Planning Commission for a special use permit. Commissioner Osborne requested that the lease be worded to designate the Parks and Recreation Department or the City as the recipient of the lease funds. He suggested that staff could return to the Commission with an agreement that a portion of the lease proceeds be disbursed to the Youth Sports Association. **Commissioner Osborne moved that the Carson City Parks and Recreation Commission support the recommendation of the Parks and Recreation Director to negotiate a lease with Cricket Communications with the understanding of the concerns expressed by the Commission regarding the distribution of the funds and recommend the approval of that lease to the Board of Supervisors. Commissioner Simms seconded the motion.** Vice Chairperson Dunn inquired as to whether the Youth Sports Association will recommend denial if the funding is not allocated to them. Mr. Kastens indicated that he would discuss this with the members of the Youth Sports Association at their next meeting. Commissioner Simms explained his concern that the Youth Sports Association is not excluded and that disbursement of the lease proceeds is open to negotiation. Commissioner Osborne acknowledged that this was the intent of his motion. Chairperson Martel called for a vote on the pending motion; **motion carried 9-0.**

GENERAL DISCUSSION

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (2-0448) - Commissioner Osborne requested that staff agendize a status report on the V&T bike path.

COMMENTS FROM COMMISSION MEMBERS (2-0460) - Chairperson Martel acknowledged that the purpose of an urban fishery is for kids to have a place to fish. Commissioner Wright suggested referring Mr. Baily to Carson River Park as a possible location for the urban fishery.

STATUS REPORTS FROM COMMISSION MEMBERS (2-0473) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (2-0475) - None.

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX AND CAPITAL IMPROVEMENT (2-0476) - Mr. Kastens reported on the dedication of the Aquatic Facility last Wednesday. He invited the Commissioners to visit the facility if they have not already done so. In response to a question, Mr. Kastens advised that the court case is scheduled for April 2002. He reported that Mills Park is underway. The linear path from the east end of Governor's Field to Saliman Road was complete; however, a minor problem required redoing a section; the crossing island is installed. The Board of Supervisors consent agenda for Thursday, September 20th includes award of the bid to pave the section from Saliman Road east to the freeway right-of-way. Mr. Kastens anticipates that the project will be completed within a month. He reported that the Carson River Park project was finalized a few days ago.

ADJOURNMENT (2-0508) - Commissioner Cabrera moved to adjourn the meeting at 9:10 p.m. Vice Chairperson Dunn seconded the motion. Motion carried 9-0.

The Minutes of the September 28, 2001 meeting of the Carson City Parks and Recreation Commission are so approved this _____ day of October, 2001.

____
GLEN MARTEL, Chairperson