

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the April 18, 2000 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was held at 5:30 p.m. on Tuesday, April 18, 2000 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Steve Kastens, Parks and Recreation Department Director
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary
(PRC 04/18/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Simms. 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 (1-0002) - Chairperson Simms called the meeting to order at 5:30 p.m. Roll call was taken; a quorum was present.

ACTION ON APPROVAL OF MINUTES (1-0008) - Vice Chairperson Martel moved to approve the minutes of the February 15, 2000 meeting as presented. Commissioner Wright seconded the motion. Motion carried 9-0.

PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0016) - None.

AGENDA ITEMS

1. DISCUSSION AND ACTION ON REVISED FAIRGROUNDS PLAN DEVELOPED BY THE CARSON CITY FAIRGROUNDS USERS COALITION (1-0022) - Mr. Kastens provided background information on the Costco proposal and advised that staff had been requested to work with the fairgrounds users to determine whether or not the Fairgrounds/Fuji Park could remain a viable, functional facility with the elimination of the property on the north side of Clear Creek Road; and to review the possibility of relocating the Fairgrounds/Fuji Park to another area of Carson City. Mr. Kastens explained that Jack Andersen had been unanimously elected to serve as the president of the Fuji Park Users Coalition (the "Coalition"). Staff has been attending the Coalition workshops and providing information to Mr. Andersen. Mr. Kastens commended Mr. Andersen and the Coalition for their participation. He advised that staff and the Coalition will continue to consider the possibility of relocation.

Mr. Kastens displayed the 1990 Fairgrounds Master Plan and reviewed the staff report and the proposal as related to the master plan. He pointed out the only differences between the proposed plan and the existing master plan are the parking area along the north side of Clear Creek Road and the indoor events

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center. The other features are consistent with, if not identical to, what was proposed in 1990. With the proposed improvements, the Coalition members have indicated that the existing and available property boundaries are sufficient. Mr. Kastens referred to the cost estimate included in the agenda materials and clarified that the numbers were generated by staff and the Coalition. He emphasized that the numbers do not represent engineering costs or bids. He referred to the black and white version of the proposal included in the agenda materials, and expressed appreciation for Mr. Krahn's color rendering. Mr. Kastens invited Mr. Andersen to the podium to provide input.

(1-0303) Jack Andersen, President of Karson Kruzers and of the Coalition, thanked Mr. Kastens and Mr. Fahrenbruch for their participation and assistance. He explained the Coalition's composition and advised that approximately 10-12 members have been attending the Monday evening meetings. He provided background information on the meetings, and discussed the features and benefits of the proposed indoor events center, the general cost of renting other livestock events centers, requests made by the Horsemen's Association to accommodate large events, and other events which could be accommodated in the indoor events center. Chairperson Simms inquired as to whether or not the proposal is representative of all the users, and Mr. Andersen advised that everyone "he could get a hold of" was in favor of the proposal.

With regard to the reason for not including a cost estimate for the parking area, Mr. Kastens explained that Costco may be willing to donate materials and/or participate in the construction. Alternative surface materials, such as grindings and DG, have also been considered for the parking area. Mr. Kastens advised that various elements of the proposal were designed in such a way as to be easily relocated. He acknowledged that the parking area is the first priority, however. At the request of Commissioner Elverum, Mr. Andersen prioritized the project elements as follows: After the parking areas which are first priority, the announcer's booth and the 40-horse stall barn were the next in line. Mr. Andersen clarified that relocation of the caretaker's residence would be included in the first priority projects. The park bathrooms and showers for the arena were given third priority.

Mr. Kastens explained the proposal for demolition of the existing caretaker's residence, and for purchase and relocation of a new caretaker's residence. Discussion followed with regard to the same. At the request of Commissioner Elverum, Mr. Kastens enumerated the items on the cost estimate list which could be relocated if necessary. In response to a question by Commissioner Wilke, he explained that installation of a central irrigation system, for which Quality of Life funds had been previously earmarked, will be postponed until a determination is made as to whether the park will be relocated at a future time.

Discussion took place regarding estimated costs for management and maintenance of the events center, and the square footage and cost of the Pony Express Pavilion. Mr. Andersen advised that the go-cart association had consulted with Eureka Builders to obtain a cost estimate for the indoor events center. The cost indicated encompasses all the elements required by the Building Code, including a sprinkler system. Mr. Andersen pointed out the proposed berm and landscaping to separate the warm up arena from the Costco area.

At the request of Commissioner Dunn, Jay Dargert, of the Super Outlaw Karts Association, anticipated participation by 100-150 carts per weekend, with approximately 5-6 people associated with each cart. The summer season runs for approximately thirteen weeks, and Mr. Dargert anticipates that a winter season would run longer. Mr. Dargert estimated that there are currently 50-60 local racers from Carson City, Douglas County, and the surrounding area. At the request of Chairperson Simms, Mr. Andersen discussed

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other activities which could be housed in the indoor arena, including swap meets, dances, horse shows, truck pulls, etc.

Chairperson Simms solicited public comment; however, none was provided. In response to a question, Mr. Andersen advised that the users will continue to use the Fairgrounds regardless of whether the improvements are made. The Coalition anticipates that the improvements would attract more user groups, however, and Mr. Andersen indicated that the horse associations will receive the greatest negative impact if the improvements are not made. He pointed out the improvements which the Karson Kruzers made to the park restrooms approximately six years ago, and advised that the restrooms are once again in need of repair. Comments received via the questionnaire sent out by the Kruzers at the end of each event indicate that the participants are in favor of leaving the Fairgrounds in its present location, and that the restrooms are in need of attention. Mr. Andersen acknowledged that the users are willing to continue using the Fairgrounds and, if no funding is provided for the proposed plan, working on improvements over a period of time. Mr. Kastens indicated the immediate need for eliminating the caretaker's residence and the other structure on the west end, and opening up the entire area for parking.

Commissioner Osborne expressed agreement with the need to improve/create parking, and appreciation for the Coalition's willingness to co-exist with the development. He discussed staff's recommended action and the need to ensure that the users understand that the Commission can make no promises at this time. Commissioner Cabrera requested that the action include support for portable structures. Mr. Andersen advised that portable structures had been included in the cost estimate; permanent structures are less expensive.

Commissioner Osborne moved that the Parks and Recreation Commission approve the conceptual plan developed by staff and the Users Coalition, as presented, and recommend to the Board of Supervisors that all proceeds from the sale of the property on the north side of Clear Creek Road be dedicated to the Parks and Recreation Department so that those proceeds can be used to develop necessary improvements to be constructed as moveable structures to the greatest extent possible for possible future relocation. Vice Chairperson Martel seconded the motion. Discussion ensued with regard to the cost of, and various uses for, the events center, and the need to determine the best location. Commissioner Osborne pointed out that the motion was for conceptual approval of the plan. Chairperson Simms called for a vote on the pending motion. **Motion carried 9-0.** Chairperson Simms expressed appreciation for the presence and input of the Coalition members. Commissioner Osborne left the meeting at 6:24 p.m. A quorum was still present.

Chairperson Simms recessed the meeting at 6:30 p.m. and reconvened the meeting at 6:35 p.m.

2. DISCUSSION AND ACTION REGARDING SLOPE AND GRADING EASEMENTS ON THE EAST SIDE OF LONE MOUNTAIN PARK FOR LANDMARK HOMES DEVELOPMENT, INC. ("LHD") (1-0966) - Mr. Krahn reviewed the staff report and referred to a displayed parcel map. He pointed out 6' retaining walls included in the plan which were going to be located on Parks Department property. After discussing the matter with Ron Kipp, of Landmark Homes Development, staff requested redesign of the grading plan to remove the retaining walls from Parks property. Mr. Krahn noted that having the retaining walls on City property lessens the impact to the mountain; however, staff is concerned with liability and repair/maintenance issues. After reviewing the project, staff determined that a grading and slope easement is needed by Landmark Homes Development in order to build on the side of the hill. Mr. Krahn thanked Mr. Kipp for the manner in which the redesign was addressed.

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Mr. Kastens reiterated concerns about the retaining walls being located on park property and the liability and repair/maintenance issues associated with them. He pointed out that the City's initial interest in purchasing the property was because of its natural state and the intent was to leave it that way. He acknowledged the developer's need for assistance and advised that once the grading project is complete, the area can be revegetated. Discussion took place regarding the retaining walls depicted on the parcel map, the grading plan, the design of the retaining walls, the nature of the telephone calls received by Parks Department staff, and public access to the mountain. Commissioner Plank advised of walking over the hill, and commented that the only "comfortable" place to walk is on the top because of the steep slopes. He expressed the opinion that the stone walls along Roop Street are very attractive and will improve the look of the hillside.

Vice Chairperson Martel moved that the Parks and Recreation Commission approve the slope and grading easement on the east side of Lone Mountain Park for Landmark Homes and Development, as presented, with the conditions numbered 1-4 as presented in the staff report. (Staff's recommended conditions for approval, as follows: The developer will be required to: (1) Install a temporary underground irrigation system to establish the revegetation seed mix. This would include all maintenance responsibilities, payment for any required power or water and would continue for two years after final project acceptance by the Parks and Recreation Department; (2) The revegetation seed mix will be amended to include the addition of native plant material plugs (seedlings). These qualities will provide coverage for no less than 30% of the disturbed areas and will be equally integrated into all revegetation areas. The developer will be responsible for two years of all required weed control and the establishment of a plant community identical to the existing plant community at Lone Mountain Park; (3) The City will hire, at the developer's expense, an independent consulting firm to verify that all soil material for the construction of the Northridge Subdivision was required for use within the project area and all site grades on City property were constructed according to an approved (revised) mass grading permit. After confirmation of construction quantities and grades, the consulting firm will develop an estimated soil quantity of excavated material removed from the park site and an associated cost for such material. That cost will then be deducted from the residential construction tax funds the City is required to reimburse the developer for the remaining park development within the Northridge Subdivision Development Agreement; (4) Provide the City with proper insurance or an insurance rider to hold Carson City harmless in the event of any construction accidents, fires, harm to the public within the construction project area, etc.) **Commissioner Wright seconded the motion.**

Mr. Kastens acknowledged that staff's recommendations are reflective of the new proposal. Mr. Kipp objected to condition number three as the only earth being moved is that which is necessary to make the grading plan function. Mr. Krahn explained the concern that the soil would be removed from the site and used elsewhere. Mr. Kipp referred to page 18 of the Development Agreement, included in the agenda materials, and read the third sentence into the record. He assured the Commissioners and staff that the intent is to make the site balance, not to remove soil from future City property and use it elsewhere. In response to a question, Mr. Kipp advised that the grading estimate is 243,000 yards to cut the fill and balance phases 6 through 11. Approximately 120,000 yards of cut will be removed around the west boundary. The rest are stepped cuts. Mr. Kastens indicated, with Mr. Kipp's assurances that the soil will not be used for anything other than to balance the Northridge Subdivision, he has no problem with removing condition #3. **Vice Chairperson Martel amended his motion to remove condition #3 and leave conditions 1, 2, and 4 as presented by staff as conditions to the approval. Commissioner Wright continued his second. Motion carried 8-0-1-0.** Chairperson Simms thanked Mr. Kipp for his input.

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3. DISCUSSION AND ACTION ON YOUTH OUTREACH EVENT IN MILLS PARK ON SATURDAY, SEPTEMBER 9, 2000 (1-1336) - Mr. Kastens reviewed the staff report and the attached letter. Jason Doescher, Youth Pastor at the Fountainhead Foursquare Church, explained the purpose of the request. He anticipates attendance in the range of 1,000 people, and advised that security will be contracted through Events Services. Mr. Kastens explained the City's contract arrangement with Events Services. In response to a question, Mr. Kastens advised that the event coordinators are not charging admission fees so there will be no fences or use restrictions to remainder of the park. At the request of Commissioner Elverum, Pastor Doescher explained the reason for advertising the event as a concert. Mr. Kastens acknowledged that there are no other events scheduled in the park that day which might conflict with parking. Chairperson Simms advised of his familiarity with Pastor Doescher and expressed confidence in his ability to handle things responsibly. **Vice Chairperson Martel moved that the Parks and Recreation Commission approve the request to host the first Youth Outreach event in Mills Park on Saturday, September 9, 2000, provided all licenses, permits, and approvals have been obtained prior to the deadlines established on those approvals and that the organizers work with staff on locations for power and other needs for the event. Commissioner Dunn seconded the motion. Motion carried 8-0-1-0.** Chairperson Simms thanked Pastor Doescher for his presentation.

4. DISCUSSION AND ACTION ON RECOMMENDATION TO THE OPEN SPACE ADVISORY COMMITTEE TO PURCHASE PORTIONS OF THE WILLIAM MOFFAT PROPERTY LOCATED AT 741 NORTH EDMONDS DRIVE, APN 10-032-31, THAT COULD BE UTILIZED IN THE FUTURE FOR TRAIL AND TRAIL HEAD DEVELOPMENT (1-1537) - Mr. Kastens reviewed the staff report and explained one of the purposes of the Open Space Master Plan Element to acquire property which can be used as linkages for trails and paths. Mr. Krahn displayed a slide presentation of the subject property. Mr. Kastens acknowledged that the property owner is a willing seller, and explained the purpose of Question 18 funding for trails and paths. He discussed the importance of connectivity which has been prioritized in the Open Space Master Plan Element, and advised that the three residential lots are very important as an intersection for the Trails Plan. He acknowledged that the Open Space Advisory Committee is in favor of using the residential lots for development of a trail head.

Vice Chairperson Martel inquired as to the importance of parcel 4, and Mr. Kastens explained that Parks and Recreation staff is mainly interested in parcels 1, 2, and 3 with an easement along parcel 4. Discussion ensued with regard to parcel 4, and Mr. Kastens further explained that parcel 4 is the hillside which is more valuable and interesting to the Open Space Advisory Committee. The Commission's approval of the residential parcels adds credence to the need to purchase the remainder of the property. Further discussion took place regarding the ownership history of the parcel. **Commissioner Elverum moved to adopt staff's recommendation.** (Staff's recommendation as follows: That the Parks and Recreation Commission support the Open Space Advisory Committee's acquisition of parcels 1, 2, and 3 and acquire the necessary right-of-way in parcel 4 for future trail development of the Mexican Ditch Trail and the Linear Park Trail, as presented.) **Commissioner Wright seconded the motion. Motion carried 8-0-1-0.**

5. DISCUSSION AND ACTION ON CHANGES TO THE COMMISSION BYLAWS REGARDING "MEETINGS AND SPECIAL MEETINGS" (1-1950) - Mr. Kastens reminded the Commissioners of Supervisor Livermore's comment at the budget hearing regarding canceled Commission meetings. Mr. Kastens advised of receiving telephone calls from citizens also. He reviewed the staff report, explained that the Commission can modify the bylaws at any appropriate time, and indicated he was unaware of any issues which have gotten past the Commission. He discussed difficulties with scheduling special meetings and meeting rooms.

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Chairperson Simms referred to Supervisor Livermore's comment and inquired as to whether or not Mr. Kastens had ever received a citizen's complaint regarding a canceled meeting. Mr. Kastens advised that he had not received any specific complaints regarding canceled meetings, nor was he aware of any applicant that has been inconvenienced by the meeting schedule. He explained posting requirements and the fact that the decision to cancel a meeting is made the week prior to the regularly scheduled meeting. Discussion took place regarding the number of citizens and amount of public comment actually made at Commission meetings, difficulties in scheduling special meetings and meeting rooms, updates on the quality of life projects, and the Commissioners' schedules. Commission consensus was to leave the meeting schedule as it is. No formal action was taken.

GENERAL DISCUSSION

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (1-2207) - None.

COMMENTS FROM COMMISSION MEMBERS (1-2209) - Commissioner Cabrera commented on his familiarity with two other communities, Walnut Creek, California and Washington, D.C. where living near a trail causes property values to go up. Discussion ensued with regard to the same. (1-2346) Commissioner Cabrera further commented on the success of the negotiations and cooperation with the Fairgrounds Coalition. He commended Mr. Kastens for his involvement and the way he has handled the situation. He noted that the process started out in an adversarial manner and has been turned into a partnership. He commented that this was a "nice way to do business."

STATUS REPORTS FROM COMMISSION MEMBERS (1-2244) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (1-2245) - At the request of Vice Chairperson Martel, Mr. Kastens advised of the meeting with the Long Ranch Estates residents. He noted that discussion was dominated by concerns of maintenance and the inconsistent appearance of Thames Drive. The residents requested that staff develop cost proposals on modifications to the landscaping in the area. An additional meeting is scheduled for May 3, 2000 at which time staff will present a color landscaping plan and cost estimates. Mr. Kastens is hopeful that by May 3rd the residents will have had an opportunity to observe the ongoing maintenance methods and make suggestions with regard to the same. He explained that significant resources have been committed to Long Ranch Park in the hope of attempting to minimize the residents' concerns regarding maintenance. Mr. Kastens provided background information on the matter, and expressed the hope that the actions taken during February, March, and April will result in improvements to the area. Commissioner Dunn commended Mr. Kastens and Mr. Fahrenbruch for the way they handled the meeting. He commented that Mr. Krahn's colored pictures are more helpful for visualizing an area rather than parcel maps. Chairperson Simms expressed agreement, and commented that staff's actions had been beneficial to the Commission and to the City.

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX AND CAPITAL IMPROVEMENT (1-2365) - With regard to a report on the progress of the Aquatic Facility, Mr. Kastens explained that he could not be very specific as he has been meeting with the District Attorney and Purchasing and Contracts staff regarding a possible legal action against the contractor. He commented that the City has been "more than patient" and that staff has extended themselves "further than maybe we should have." On a more positive note, Mr. Kastens reported that the facility is nearly complete. The areas of continued concern include the water slide, the therapy pool, the heat registers around the large building, and the front door and lobby entrance. He invited the Commissioners to call with specific questions.

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Chairperson Simms requested that a tour of the facility be scheduled on one of the less busy evenings. Mr. Kastens advised that usage has dramatically increased, and that he is very pleased with the use the facility is receiving.

Mr. Krahn reported on the prebid meeting regarding the Wungnema House, and that bids should be opened by the end of April. He commented that 8-10 general contractors were present at the prebid meeting and he was pleased at the turnout. The architect has been easy to work with and staff is pleased with his services.

The linear park project from Saliman Road to the freeway has been completed and accepted by the City, and the pedestrian bridge has been completed for some time. Carson River Park was completed in January. Mr. Krahn suggested that a spreadsheet be developed to indicate the current status of the existing Question 18 projects. Mr. Kastens advised that grant applications for trails and bike paths will be submitted in June. Commissioner Wilke was in favor of the spreadsheet idea.

ADJOURNMENT (1-2503) - Vice Chairperson Martel moved to adjourn the meeting at 7:45 p.m. Commissioner Wilke seconded the motion. Motion carried 8-0.

The Minutes of the April 18, 2000 meeting of the Carson City Parks and Recreation Commission are so approved this _____ day of May, 2000.

JOHN SIMMS, Chairperson