

CARSON CITY PARKS AND RECREATION COMMISSION

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, October 7, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis
Vice Chairperson Pete Livermore
Commissioner Charles Adams
Commissioner Tom Keeton
Commissioner John McKenna
Commissioner Kathryn Shabi
Commissioner James Smolenski

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary
Darlene Rubin, Transcribing Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (5:33:55) - Chairperson Curtis called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Lasco and Westergard were absent. Commissioner McKenna arrived at 6:32 p.m.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:31:34) - None.

1. ACTION ON APPROVAL OF MINUTES - September 2, 2008 (5:31:42) - Vice Chairperson Livermore moved to approve the minutes, as presented. Commissioner Smolenski seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (5:32:13) - Chairperson Curtis modified the agenda to address item 5-A prior to item 4. She further modified the agenda to address item 3-C prior to item 3-A. Commissioner Livermore motioned to move item 5-A ahead of item 4 and item 3-C ahead of item 3-A on the agenda. It was seconded and carried 6-0.

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3. STAFF UPDATES

3-A. UPDATE REGARDING THE CARSON CITY FAIRGROUNDS PROJECT (5:41:44)-

Mr. Krahn invited Architect John Copoulos to the meeting table. Mr. Copoulos advised that the contractor had already purchased a flag for the flag pole. He discussed a project sponsored by the congressional delegation to fly a flag over the capitol and then provide a certificate. He advised that the previously purchased flag could not be used; however, he agreed to purchase a 5 x 8 flag and have it flown over the capitol and then presented to Parks and Recreation for the Rodeo Fairgrounds. Commissioner Smolenski offered to donate the flag, however, Mr. Copoulos said the flag had to be purchased and he reviewed the required criteria for the flag. Mr. Moellendorf and the commissioners provided information to assist in completing the certificate. Vice Chairperson Livermore suggested a sort of "ribbon cutting ceremony" with the Boy Scouts.

Mr. Krahn advised that the Public Works Department had issued a Notice of Substantial Completion to the contractor on September 18th. Since then, Horizon Construction had been working on a preliminary punch list put together by staff and consultants to assist the contractor in knowing on what items they were deficient. They had been working well with Parks and Recreation Department and Public Works Department inspectors to get the project ready for final acceptance, in preparation for a final walk through scheduled for Thursday, October 9th. Mr. Krahn anticipated that clearances would be provided at that time and that all punch list items would be completed. He hoped to issue a project acceptance letter to the contractor within the next two weeks. He discussed the tour scheduled for the Parks and Recreation Commission and Department staff on Wednesday, October 8th at 5:30 p.m. Mr. Krahn acknowledged the public was welcome to participate in the tour.

In response to a question, Mr. Krahn advised that the contract was still within the project contingency amount. The project acceptance was for the base bid. The contractor had until November 20th to complete the public address system. In response to a question, Mr. Krahn advised that the public address system was being done by a contractor with staff's assistance. He responded to questions of clarification. At Vice Chairperson Livermore's request, Mr. Krahn agreed to agendaize the Fairgrounds Master Plan for review by the commission. He advised that the Regional Transportation Commission had provided funding for the street frontage improvements along Old Clear Creek Road scheduled for sometime next spring. Funding sources were still in the process of being identified for the urban fishing pond, which had the possibility of going next year. Mr. Krahn advised there was no funding available for the west end. Additional amenities for the fairgrounds included some additional landscaping in the plaza area, a fenced maintenance yard where the caretaker's residence used to be, upgrades to the barn, and so forth, things that would facilitate the users. Mr. Krahn said that staff was hoping to use the money remaining in the budget to be able to do some of those things. Mr. Livermore said it should be prioritized. Mr. Krahn said it looked as though there would be around \$100,000 left over in the budget.

Vice Chairperson Livermore said there was a need for a concessions arena. Mr. Moellendorf advised that the portable snack trailer was still available. Mr. Livermore requested staff to ascertain whether or not the

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snack trailer could be used by concessionaires. Mr. Moellendorf advised that the original plans included a concession stand which was later removed due to budget considerations. The snack trailer was available for rental and could be placed at the location of the proposed future concession area. With regard to the PA system, Mr. Moellendorf advised that the Parks and Recreation Department staff was involved in the design and ordering of the equipment and the installation of the equipment.

3-B. UPDATE ON THE LINEAR PARK TRAIL PAVING PROJECT (5:39:13) - Mr. Krahn advised that the project was awarded by the Board of Supervisors at their October 2nd meeting. A pre-construction meeting was held earlier in the day which Open Space Coordinator Ann Bollinger attended. Currently he was looking to start construction on October 14. Mr. Krahn anticipated the project to be completed during the first week in November, barring weather delays. In response to a question, he advised that the contractor was Wilson Construction. He discussed other City projects for which Wilson Construction had been contracted with very good results. Rob Fellows was the project construction manager at Public Works and weekly construction meetings would be held, as they were on all projects. He advised that NDOT would be connecting their multi-use path with the City's.

3-C. UPDATE ON THE MEXICAN DITCH TRAIL BRIDGES PROJECT (5:34:00) - Mr. Krahn advised that the contract was awarded by the Board of Supervisors at their October 2nd meeting. He discussed the funding mechanisms associated with the project including different types of grant opportunities, as well as some money from the Quality of Life Initiative. Open Space had funded \$40,000.00 of that project, along with the trail grants. He advised that the bridges were prefabricated and had been ordered; one was under construction and the other one soon would be. The bid awarded on October 2nd was part of the contract for the construction of the concrete abutments. The first bridge was scheduled to be delivered on December 8, 2008, and the second bridge would be delivered on January 12, 2009. Mr. Krahn anticipated the project would be finished the end of January 2009. He noted the goal of the *Unified Pathways Master Plan* was to provide for connectivity. These two trail bridges would (1) replace an existing bridge that was not doing well, and (2) create a new bridge across the Mexican Ditch, which would then allow one to go from the Moffat property to Silver Saddle Ranch on those off-street multi use trails.

Mr. Krahn acknowledged that weather conditions could be a factor and discussed the hope for a very cold winter which would provide the contractor the opportunity to complete the second bridge more easily. As long as the fields were dry, there should be no problem. He responded to questions regarding the method by which the prefabricated bridges would be set in place. "Very similar to what had been done on the Linear Park path just south of Fremont School. We built the concrete abutments first and the contractor just pulled up with the truck on Saliman, they put out traffic cones, and a half hour later the bridge was in place and then bolted down."

3-D. THEATER AND OTHER FEES (5:56:34) - Mr. Moellendorf advised that the theater fees and some other fees would be brought back to the Park and Recreation Commission for another presentation and reconsideration. He explained that when he brought the fees before the Board of Supervisors several meetings ago, the BOS basically tabled it because of some concerns that were voiced by members of the

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public or the audience at that time that the fees would be problematic for their particular organization. Since then he had looked at those fees; there were some other options under consideration and he hoped to bring the fees issue back to the Commission in November. In response to a comment, he advised that the fees would be submitted for consideration by the Cultural Commission as well as PRC and BOS. He further advised of the intent to have the fees established by January 2009. Mr. Moellendorf stated that information regarding the concerns expressed by the citizens who attended the BOS meeting would be available for commission review. Chair Curtis asked if the people who had objected to the fees had substantiated what their concerns were. Mr. Moellendorf said he would have that information at the next meeting,

3-E. DONATION TO PARKS AND RECREATION DEPARTMENT (5:59:00) - Mr. Moellendorf advised of a \$25,000 donation from the estate of Frank J. Snopko to the Parks and Recreation Department. Staff would agendize a presentation before the commission at a meeting in the near future to recommend how best to use that donation.

4. NON-ACTION ITEMS:

4-A. UPDATE AND DISCUSSION ONLY REGARDING THE STATUS OF THE “CARSON CITY VITAL COMMUNITY ACT OF 2008,” KNOWN AS THE CARSON CITY FEDERAL LANDS BILL (6:23:56) - Chairperson Curtis introduced this item. Next, Juan Guzman said he had been advised by their consultant that the Lands Bill was “hanging by a very fine thread.” Officially Congress was not in session but it was Senator Reid’s belief that there would be a “lame duck” session just before Thanksgiving. It was his hope that omnibus legislation containing our bill and others would be considered. That did not address the other side—the house—but for the time being it appeared that something might happen before the new year. If nothing were to happen prior to December 31st, the bill would have to be reintroduced during the next session.

The main reason the bill had not been acted upon was due to an Oklahoma senator who opposed some of the other bills in the packet to the extent that he was holding up the entire thing, so there was some dissension. Mr. Guzman advised that the Board of Supervisors had approved the bill in concept. He advised of needed revisions to the amount of acres listed in the August 21, 2008 memo included in the agenda materials. He reviewed the memo in conjunction with the Federal Lands Bill map which was included in the agenda materials and displayed in the meeting room. [Commissioner McKenna arrived at 6:32 p.m.] Mr. Guzman said just short of 9,000 acres was involved in the Lands Bill. Of those, about 15 percent went from Carson City to the Forest Service; the rest were coming from BLM and the Forest Service to Carson City. Based upon their principle of the high country being managed by the Forest Service and the interface side being managed by Carson City that had been retained. There was no objection to the conservation easement. That easement had been a compromise with the environmental community—the Sierra Club, the Nature Conservancy, and so on, which provided input into the bill, and they felt that those lands did remain in open space use and it would also ensure that BLM continued to have some participation in the management of those lands. The compromise was that there would be a conservation easement; Carson City would deposit an endowment toward the management of that conservation easement. The funds would come from Open

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Space and it was estimated the endowment would be in the area of \$300,000.00 to \$400,000.00. Mr. Guzman then said he anticipated being able to negotiate for some participation from BLM in fire suppression within those areas in exchange for having the conservation easement.

Next, Mr. Guzman addressed the Charrette process they had gone through with the Friends of Silver Saddle Ranch and the initial findings were presented to the board. The final report was not out yet but it provided for management concepts in those areas. In addition, there were about 53 acres or so that were lands in which Carson City presently had some kind of interest, such as patents. The revisionary clause had been taken out all together from the 53 acres. The best example of that was the space on Highway 50 on which encroachments needed to be cured. It appeared that the best way to do that was through the process of getting the lands into Carson City, and then Carson City would be able to dispose of them through the legal process of bids and having the land offered to the public at large. On Arrowhead Drive there were some pieces on the corner of Arrowhead and Goni designated for park purposes. In the last segment of the last revision of the bill, BLM requested that the south side be kept by them for the possibility of establishing a Hot Shots-type of location or some kind of fire personnel. For the present, not all of the land was being transferred to Carson City.

On the matter of 5 acres on Edmonds adjacent to the Washoe Tribe, Mr. Guzman said it was going to be taken out of Carson City ownership or R&PP and provided to the Washoe Tribe. The Washoe Tribe was also going to obtain 320 acres or so adjacent to their present lands. Those were going to have a restriction that they needed to follow Carson City regulations, which was significant because the Washoe Tribe was a sovereign nation. Also, there would not be buildings or commercial use above the 5,200 foot elevation which had been established by Carson City as the skyline designation to protect the hillsides. Also, the description of the lands given to the Washoe Tribe at Lake Tahoe/Skunk Harbor contained a mistake. The bill had a section that clarified that land and the correct description. That was between the Forest Service and the federal government and the Washoe Tribe and did not concern the City.

Another important thing the bill would do, he said, was to establish the line that was originally created as part of the "Interface Plan with BLM" to provide for the scenic protection of those hills through a withdrawal process. Land uses, particularly those that referred to mineral rights, were being withdrawn and those lands would not be able to be used for that purpose any longer, and the bill made that a permanent restriction on the land. Initially it was to be renewed every ten years. Mr. Guzman wanted to make sure the Commission understood that related to such things as geothermal plants, but not to gravel and sand. Those were different categories that still may be subject to the bill. Also, any existing patent on those lands for mining had to be respected because there was a law that provided for that.

Finally, Mr. Guzman added, one more thing the bill achieved was to make monies accessible out of the Southern Nevada Public Land Management Act to purchase lands around the river. At the last minute, they had tried to negotiate to change the language so that would mean to purchase lands of an environmentally sensitive nature throughout all of Carson City, but they were not successful. That did not mean they would stop, however. That would be a great advantage, particularly since the Gerrard's property, the Serpa

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property, and the Bentley property going up the canyon were still available, and those were lands he hoped to purchase some other time.

At Mr. Moellendorf's request, Mr. Guzman advised of a previous proposal to relocate the existing shooting range, to sell the subject property, and use the sale proceeds to construct a new shooting range. Based on public opposition to the proposal, the request was revised and proposed to the congressional delegation to sell the shooting range lands and use the proceeds in the future to generate funds to relocate the shooting range. The congressional delegation opposed removal of the shooting range. Lands could not be sold until a plan was in place to relocate the shooting range. The concern was that the National Rifle Association would find out about the plan to close the shooting range and "kill the bill." Vice Chairperson Livermore noted that apart from the national issue, there was the local issue that citizens had worked hard to develop the shooting range with City help and private donations, as well. He expressed support for finding a site for construction so there would be no lack of a range. Mr. Guzman stated that when they were looking at the shooting range they had obtained the participation of the management of the shooting range and at least that segment of the people who used the facility were in agreement.

Mr. Moellendorf clarified that the discussion in chief concerned the trap range located just off Arrowhead Drive, not the rifle range or shooting range that was located near the landfill. There was a commitment by the City not to close the facility or sell the land until another facility was constructed and ready to move into.

Next, Mr. Guzman turned to the Edmonds Parks, comprising various land classifications, one of which was a recreation and public purpose (R&PP) lease through the Bureau of Land Management and made accessible to the City at a very nominal cost for the purpose of parks. In response to a request to have the land free and clear for City uses, BLM representatives pointed out that the same things could be accomplished with an R&PP lease as could be done by owning the land free and clear. The Washoe Tribe made a request to obtain the north portion of Edmonds Park which was not developed, as well as on the south side undeveloped lands that were adjacent to their present ownership. "We informed the tribe that was unacceptable, that we had worked very hard on Edmonds Parks and we had a master plan for the development of all the land. After some negotiation the delegation proposed only 5 acres, providing that the master plan for Edmonds Parks had a designation for additional access but not for physical improvements; other than the move into the ownership of the Washoe Tribe, and they reluctantly agreed. We then told the board and the board "chewed me out" for not telling them before. The tribe may want to use those lands for housing. Then we informed the delegation that was a park and that meant there were lights, people played there, made noise, and if they were going to have housing they needed to be aware that was the case. That information got passed along and that was the bill that had been introduced for that use.

Chair Curtis asked about the BLM request to acquire property along Arrowhead for their Hot Shots housing. Mr. Guzman explained that the ownership was divided by Arrowhead and was very complicated. On the east side of the north part, there was also a mining use, an existing patent that continued until 2025. The provision of the bill was that the land would come to us subject to those prior commitments that could not be changed by this law. There would be a mining operation there until that use ceased. On the south side,

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a corner was encumbered by the airport safety zone. The Hot Shots had been looking for a house and were going to go to Lyon County. However, there were issues with NDOT on the right-of-way and accessing the area that was more appropriate for the Hot Shots, so they came back to Carson City. Staff had been talking about the issue for about ten years. There had been talk of relocating them and that was quite advantageous from Mr. Guzman's point of view, because it was a set of eyes on the mountain recreational area. They had planned that facility intending to house people, they went running in the morning to get in shape and build trails—and he thought “fantastic, what a place to build trails...” but that site was not acceptable for reasons unclear to him. The new site seemed to be preferred by the Hot Shots. However, there was an issue with that site in that the Board of Supervisors had individual knowledge but not as a board, that the Hot Shots were planning to build there until the other day when Jeanne Wilson was introduced to the Board and she stated that the Hot Shots were coming there. “My phone started ringing right away,” Mr. Guzman said. “Who gave permission to Hot Shots to build there?” His response was that it had been talked about for some time and to see where the process went, so far it was just an idea.

Chair Curtis asked what “that left for us?” She noted that they had wanted to build a community park there. Mr. Guzman said there would be plenty of area for the community park. As for access, he said the entire side of Arrowhead was open to develop a curb, a sidewalk, and a park.

Commissioner Shabi noted the mention of 2,000 acres along the waterfall fire area and assumed that was a fire break area the City maintained, and asked where on the map the land transfer was from BLM to Carson City. Mr. Guzman outlined the area on the wall map. Next, Ms. Shabi asked what the use would be for the land the City was acquiring near Timberline. Mr. Guzman said it would be open space and that was different from what the federal government definition was—when they said “open space” that was exactly what it was—land with minimal improvements. We defined “open space” as area we believed could contain some potential development, such as a public facility—water tank, or the like. Those were designated, as opposed to open space, as public facilities and parks. The best example, he cited, was the entrance into the hill on Koontz where the water tank was located. He added that there had been an effort to make a distinction between the land uses.

In response to an earlier question concerning the fire break, Mr. Guzman stated that they had obtained monies under a different program also from the Southern Nevada Public Land Management Act, and that was a change in the act brought about by the county bill, which allowed getting money that was normally used and kept in Clark County to do fire management. The Board of Supervisors had approved a very elaborate program and said we had just received \$500,000.00 so Ann Bollinger was beginning to decide how to best spend that. It called for active management of lands, meaning hand-trimming vegetation among other things. He added that they were working with the Fire Department as a joint venture.

In response to a further question by Commissioner McKenna regarding the Hot Shots housing, Mr. Guzman advised that crews from both the USFS and BLM would be housed there. It would be a regional center with the ability to train and house a considerable crew—about 50 people or more. The location was south of Arrowhead Drive and west of Goni Road. Commissioner McKenna expressed concern over future conflict

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with the manufacturing development in the subject area. In the event of a fire call, there could be problems for manufacturing entities getting their trucks in and out of the area. He said he would like to give more thought to having a “wilderness group” in the middle of a manufacturing locale. Mr. Guzman confirmed that would be where they took off in helicopters or planes. Mr. McKenna understood that they might need to be located near the airport, and reiterated that he would simply like it thought out if that was going to happen with that property.

With regard to the Prison Hill property and any other property in the urban interface, Mr. McKenna noted restrictions placed by the federal government, but inquired as to any movement by the BOS to zone the property prior to the City’s acquisition. He expressed a preference for Prison Hill to be kept fairly wild for a very long time; however, the off-road people would like for the south side become usable for their activities. The north side, off of 5th Street, which was not for vehicles according to BLM, was getting a lot of motorized traffic and there was no enforcement. He expressed concern over a scenario where Carson City got the property, there was no zoning in place, the federal government was out of it, and there was a movement afoot to turn that into a “motorcycle place” across the street from Eagle Valley School and next to residential development. He would like to hear what the Board of Supervisors thought about that. He suggested developing a Prison Hill master plan prior to the City’s acquisition.

Mr. Guzman advised that the existing zoning was open space and public use. With regard to motorized use, the federal lands bill provides that the present area designated for open space would remain. The area presently abused on the north side was designated for open space. Once the property was acquired, the City would likely engage in a rehabilitation process with signage and more active enforcement. Commissioner McKenna expressed concern over the City “getting into a big discussion with people who think they have a vested use.” Mr. Guzman referred to the Lands Bill language, and advised that the planning process began with the Charrette. The final report had not yet been presented to this commission or the Board of Supervisors so there will be opportunity to provide input.

Vice Chairperson Livermore recalled during Governor Guinn’s tenure he brought up affordable housing and there had been proposals for that area Mr. McKenna had spoken of. The BOS heard that and voted unanimously to make sure that piece of land remained exactly as it was today. He expressed a preference for Prison Hill to remain in open space for public use. Commissioner McKenna reiterated the preference for the entire use of Prison Hill planning to begin now. He wanted to get this out to the public so that they could not say “nobody ever told us—we thought we would be able to ride motorcycles and cars on the north side of Prison Hill forever” and now it was not a conforming use and in violation of the law. When the City closed it down, which is what we are told by Juan Guzman would happen, “at least we are on the public record here” and people will know they have no vested right to that property. Another reason Mr. McKenna wanted the planning to start now was so that when “we get the property we can hit the ground running” and turn Prison Hill into the gem that would make the best park in Carson City.

Mr. Moellendorf advised that one of the Federal Lands Bill provisions was that a conservation easement would be placed on Prison Hill, the Silver Saddle Ranch, and the Ambrose-Carson River Natural Area to be

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used as open space in perpetuity. In addition, the Charrette was a public process regarding the Silver Saddle area, the property defined from Ambrose all the way to and including Prison Hill, that began the planning for how that property should be managed. This was consistent with the conservation easement that the congressional delegation was insisting upon. It would be used for passive recreation and conservation.

Chairperson Curtis noted a future agenda item in December stated “action to recommend Planning Commission, Board of Supervisors acceptance, Silver Saddle Ranch and Carson River workshops design Charrette final report and recommendations.” She hoped for John’s sake they would have that report; because when she left that Charrette the person who was doing it said she would have it in a month or so, and that was long ago.

Mr. Guzman advised that the first draft had been published for staff review. He anticipated being able to present the report to the commission prior to December 31st. Chair Curtis mentioned that perhaps they could bring in the off-road people for the meeting when that report would be presented.

Mr. Guzman then mentioned another matter, regarding the memorandum they had prepared, the first column says “US Forest Service to Carson City” but it should be the opposite—“Carson City to US Forest Service.” The second one is just the opposite—“US Forest Service to Carson City.” Mr. Guzman clarified that the 2,260 acres of “natural areas” and open space would be transferred from Carson City to the USFS. The next line was also transposed. In Summary, when one considered all the changes that would be done, Carson City would gain about 8,000 acres of land on both the river and the other area.

Commissioner Adams asked for clarification about the checkered line on the east side of the map. Had Mr. Guzman said that would be Carson City’s but the BLM would have control? He assumed that if that all went through, access and the question of off-roading would be handled by Carson City, the Forest Service would have their area of jurisdiction. He believed it would not be much different than it was at present. He knew, he said, that there were many people on the eastern side who liked to four-wheel and off-road, and he assumed that nothing would change for them. If they liked that area and wanted to put their group together and lobby BLM and Carson City to make an off-road area, that would be the same process as presently.

Mr. Guzman said yes, but with a caveat that both federal agencies, the USFS and BLM, were moving into what was termed “designated road use.” Off-road use would be allowed on designated roads. Cross country access would be reduced substantially. On the USFS side, that is just about the rule. In Carson City, it covers Clear Creek, Voltaire, and Kings Canyon. In Ash Canyon, the road that went all the to the top would be owned by the USFS. The City requested and the Lands Bill allowed that the easement or the title for the road bed itself would be transferred to Carson City, “so we would remain in control of the road.” The BOS wanted to make that clear that we kept control of the road. On the BLM side, the Pine Nut Mountains Plan was the document with the recommendation to move toward designated roads. Mr. Guzman advised that off-roading would not be curtailed, just “the way you use it.” There would no longer be the ability to go cross-country. The legislation provided along that fringe that the main use of the area was for conservation. That would be one more reason to indicate that designated routes were coming in the future.

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Vice Chairperson Livermore inquired as to USFS land behind Costco. Mr. Guzman advised that the land was in the plan and designated for economic development. In response to a further question, he advised that one earmark was through NRCS and more work on implementation of the plan that RCI prepared for assessment of interface lands on the west side.

At Mr. Moellendorf's request, Mr. Guzman elaborated on the availability of Southern Nevada Public Lands Management Act ("SNPLMA") funding through the Federal Lands Bill, as outlined in the August 21st memo. Mr. Moellendorf noted the advantage of another funding source to purchase park and recreation land along the River. Mr. Guzman advised that the SNPLMA provided that the federal government would buy environmentally sensitive lands primarily in Clark County. Then there was an amendment to the act that allowed sensitive lands throughout the State of Nevada. "We started using that account because that was when we got organized as Open Space, and we were very effective in bringing money out of Clark County into Carson City, to the extent that Senator Ensign's staff called Mayor Maseko at the time and told him 'your guys are being way too effective and you are taking too much money.'" As a consequence the Board asked to stop "hitting" on southern Nevada funding for the implementation of the Federal Lands Master Plan in this area. "Before that happened we closed about six or seven properties along the river," Mr. Guzman added. The bill was much better than that; it allowed Carson City to apply for funding to purchase environmentally sensitive lands along the river, and instead of the lands going into the hands of the federal government they would come into Carson City. Only a few counties in Nevada had that ability.

Mr. Guzman went on to add that they were asking that language to be changed, not only for those monies to be used along the Carson River, but to be able to be used along the entire Carson City region and that was what the delegation was against. Mr. Moellendorf noted that the advantage was that was another funding source that could be tapped into for buying park and recreational land along the Carson River. Mr. Guzman said it was not only to buy open space land, it was to also develop recreational improvements such as trails, parking lots, and so on. Chairperson Curtis thanked Mr. Guzman for his very comprehensive report.

Vice Chairperson Livermore advised of a CWSD tour to the Hobart Reservoir scheduled for October 15th at about 1:00 p.m. Anyone interested should call Mr. Guzman.

4-B. UPDATE AND DISCUSSION ONLY REGARDING THE CONCEPTUAL FLOOR PLANS AND BUILDING ELEVATIONS FOR THE PROPOSED INDOOR RECREATION CENTER TO BE LOCATED AT THE BOYS AND GIRLS CLUBS OF WESTERN NEVADA'S PROPERTY NEAR THE CORNER OF NORTHRIDGE DRIVE AND RUSSELL WAY (7:16:58) - Chairperson Curtis introduced this item. Mr. Moellendorf reviewed the staff report. With the decision by the Board of Supervisors that it would be a stand alone indoor recreation center, physically separated from the Boys and Girls Club clubhouse, the City's project management team, which consisted of representatives from the Boys and Girls Club (BGC), Parks and Recreation staff, a few PRC Commissioners, and the consultant team from Valentin Crane, began work in earnest to develop the new concept plan. Mr. Moellendorf emphasized the conceptual nature of the floor plans and building elevations. He commented too that because it was still in the concept phase there were options that had been developed and he invited

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the Commissioners' input. Later on, when they got into the schematic portion of the plan he would bring it back along with the site plan for approval and recommendation to the Board of Supervisors. That might happen next month. He then narrated a SlideShow presentation.

The plan as presented provided two options for the bidding process. First, the base bid represented by the first floor level one. There were two options to be considered when they bring the project out to bid. The final result would depend on what was funded. The base bid included a double gymnasium, a vestibule—that was one of the changes recently made in discussion with the architect Brent Tibbits—(originally there had been a set of double glass doors and one walked into a vestibule and into the lobby area)—and he suggested that it be changed to make a turn into another set of doors to create a weather lock for the facility so that when the doors were opened there was not a rush of cool air or weather. The lobby area would serve as both a waiting area or a gathering point. From the lobby, right is the “free” or nonpay area, or left, to the front desk control area; the area where one pays or shows a pass to gain entrance to the “pay” area of the facility. Room 134 was a vending area (the small squares represented vending machines). Mr. Moellendorf said that they had made a conscientious decision not to have a concession stand in the facility, simply because they were working with a very limited budget. (They were very expensive and had to be manned.) Room 132 represented the child care for parents using the facility. Beyond that room doors led to an outdoor play area. Room 131 was a child-sized restroom. Also, there were restrooms located in the lobby area for people who were not using the facility. In the main body of the facility, down the hallway were steps that led to the upper level. Mr. Moellendorf went on to detail each area of the proposed facility. He noted the administrative offices section was small, but the limited space dictated such limits. The men and women's locker areas had been pared down from the original to reduce costs. The gymnasium would have at least one set of drop curtains to enable the area to be divided into two halves, providing for two separate activities to go on at any time. A “climbing cave or den” was featured, rather than a climbing tower—the cave/den did not require the close supervision of a tower—complete with soft material at the base to prevent injury from a fall; one would not have to be roped in or saddled in. It was a money-saving feature.

Mr. Moellendorf credited Vern Krahn for the inclusion of a party room—it was needed in such a facility and party rooms were good revenue generators. It was an attractive feature and was therefore strategically placed close to the climbing area. A family change room (or a unisex bathroom) was located in “green” room 126. He next noted some of the utilitarian rooms; a combination receiving area/work station for maintenance crew in 121 where deliveries would be brought in, 139 was a mechanical room. Room 118 was an aerobic fitness area with a floating wooden floor, mirrors, exercise bar for activities such as yoga, spinning, and so on. It was considered important to have a gym storage area where equipment such as portable soccer goals, chairs and tables, and so on could be stored. Mr. Moellendorf emphasized that the facility's design was very efficient; a series of rectangles, not fancy yet very attractive, and one that maximized the use of the facility very well. There was very little wasted space.

With regard to the first level concept, Commissioner McKenna noted room 126, the family changing room was away from the main waste plumbing quarters. If it could be moved closer to the locker rooms there could be a savings in plumbing costs. Area 121—a storage room—was far away from 124—a storage room—so

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when receiving items one had to cross the hall and go through the gym or through the party room. If 121 receiving was moved to 123/126 and put the party room on that side, the family changing room could probably be relocated into the main plumbing corridor and put all the storage together. He added that consolidating the whole lower end—121 with 124—might realize some space savings by having one big room for storage and might be able to realize cost savings by keeping all the plumbing together. Mr. Moellendorf thanked Commissioner McKenna for the “good comments.”

Mr. Moellendorf then explained their original thinking about various locations. Mr. Krahn said staff had taken a very serious look at trying to provide storage—for the gym, offices, and so on. Other components such as cabinets would be added further into the process. It seemed to staff that every rec center they went to convinced them of the need for appropriate storage in order to avoid a cluttered look. In response to a question, Mr. Moellendorf acknowledged that the child care room would be monitored constantly by a City staff member. He responded to additional questions regarding liability insurance and stated that it was the same as for any of the City’s facilities. In response to a further question, Mr. Moellendorf pointed out the proposed location for pull-out bleachers. The bleachers were similar to those in the Community Center, about four or five high and might seat about 100 in one location and 200-250 in another location.

On the second level, Mr. Moellendorf described the fitness area that would contain both aerobic machines and weight stations. There would be minimal, if any, free weights because they took a lot of space and created an added liability issue. Storage and janitor’s closet would also be included. The fitness area would be circled by a walking/jogging track with views looking down into the gymnasium. There would also be excellent views from the large windows on the south and west side of the facility. Mr. Krahn commented that the splash pad on the west side, and on the northwest tennis and basketball courts would also be visible. Staff had worked hard to give the facility a campus look, he added.

Commissioner McKenna suggested roofing extensions under which terraces could be located thus providing outside areas with tables and chairs and umbrellas in summer, perhaps providing another party area for an additional revenue source. Mr. Krahn agreed it was a “fine idea.” Chair Curtis said she had envisioned it as a place where weddings might be held.

Mr. Moellendorf spoke about the next plan that represented one of the alternatives they were intent on including when they went to bid on the project (the other was the splash pad; but that was not ready to review as it was not complete or even conceptualized). It was an auxiliary gymnasium and hallway to service it. He believed it was very important to fill the biggest shortage the City had, which was indoor recreational space. It would not be long even after building that facility that the City would outgrow it. The auxiliary gym would provide a lot of flexibility in the programming, primarily we would like this facility to be a drop-in youth facility, and secondarily, have programs there. What would probably happen, he said, would be to make the community center primarily a program facility for youth and adult. Having the additional gymnasium would greatly enhance the usability and flexibility and allow them to do something they were not able to do now—expand many of the programs. Currently there was an adult outdoor soccer program, and an adult indoor futsal program which were rapidly growing, and there had been many comments about

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providing an indoor youth futsal program. The auxiliary gym would provide an excellent indoor futsal facility as well as indoor volleyball facility. The main gym would have a hardwood floor, but the idea of a synthetic floor was being considered for the auxiliary gym to make it a more multi purpose facility—for community events, flea markets, art shows, etc.—and there would not be a concern about protecting the wood floors.

Another idea, Mr. Moellendorf added, was that the auxiliary gym would also help in the joint use agreement with the BGC, as far as the flexible use of the facility. Depending upon the amount and the type of use they would require, it would be possible to put them in the auxiliary gym. There was an exit door nearby their facility that would allow them to enter and use that gym instead of coming through the gymnasium. There might also be a curtain in that gym that could be dropped down and divide the area into two smaller gyms as well. Mr. Krahn noted that the gym spoken of as the “auxiliary” was half the size of the regular gym.

Commissioner Adams recalled that he thought the BGC was in favor of the idea to have two separate gyms and that the auxiliary gym was an adequate space for them. Mr. Moellendorf believed that was still the case, and felt it would become clearer as the project moved along.

Mr. Moellendorf detailed the gym facility and square footage at length. The base bid was approximately 35,000 sf and with the auxiliary gym of 6,000 sf, that was about 41,000 sf. For a town of 60,000 he felt that was not extravagant. There was some discussion too about whether to have clear glass doors into the aerobics room, or something else that allowed for more privacy.

Commissioner McKenna asked when the facility would open. Mr. Moellendorf said the goal was to open in summer 2010, one year after the BGC opened the summer of 2009. Vice Chair Livermore said that he had a proposed opening date of no later than July 1. He said that Brent Tibbits felt that with the commitments from staff, he could shave three or four months off the design schedule, which would accommodate them. Previously the time line called for 14 months of design and permitting and nine months of construction. Mr. Moellendorf felt if a couple of months could be shaved off the design time and added to the construction phase it would be a good thing. Mr. Livermore said the City’s staff, traffic engineers, plan checkers, and so on have “bought into the process” and really wanted to deliver this project for this community.

Commissioner Keeton suggested the sooner the project was submitted for the bid process the better, “because everybody’s hurting right now.” Commissioner Adams expressed support for the concept, “especially with the auxiliary gym.” Mr. Moellendorf said to also keep in mind the other add alternate of the splash pad. “We see that as a very popular summer activity and an important revenue generator for the facility as well.

4-C. DISCUSSION ONLY REGARDING BUSINESS CARDS FOR PARKS AND RECREATION COMMISSION MEMBERS (8:00:28) - Chairperson Curtis introduced this item, and reviewed the staff report. Mr. Moellendorf emphasized that all the commissioner’s personal contact information had to be included on the business card. Chair Curtis said if the commissioners wanted to order

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them they could do so. The price was \$26 for 250 cards.

5. ACTION ITEMS:

5-A. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS APPROVAL OF THE BREWERY ARTS CENTER'S CONCEPTUAL SITE DEVELOPMENT PLAN AND FOR AN OUTDOOR PUBLIC PLAZA TO BE LOCATED ON SOUTH MINNESOTA STREET BETWEEN KING STREET AND SECOND STREET (5:59:) - Chairperson Curtis introduced this item. Mr. Krahn reviewed the staff report and provided background on the Brewery Arts Center (BAC). He reported that BAC was in the very early stages of planning and designing a cultural and art campus located at the former St. Theresa's Church and Brewery Arts Center, both located off King Street. A critical component to the entire campus concept was the idea that Minnesota Street would have to be abandoned; Minnesota Street, between King Street and 2nd Street would be the section targeted for abandonment. The BAC had submitted a road abandonment application to Carson City, although the Regional Transportation Commission was responsible for traffic planning in Carson City, the road abandonment application had relevance to the Parks and Recreation Commission in its responsibilities to assist with the implementation of the *Carson City Parks and Recreation Master Plan*.

Mr. Krahn had alluded to and provided exhibits from those documents in his staff report to show why this project was appropriate in that particular location. Further, the *Unified Pathways Master Plan* had some bearing on this project area. King Street was a significant bicycle on-lane facility as well as Division Street, as they were integral east/west and north/south routes in Carson City and went past the BAC. Accordingly, it had solid and strategic implications to its implementation, possibly as a wayside or rest area as part of that plan. Mr. Krahn stated the plan that had been submitted was Exhibit E in the packet; it was not a formal development plan and had not been submitted to the City for approval at this time. What he hoped would be accomplished was to provide an idea for the community of what could happen if Minnesota Street was abandoned, therefore, the goal at this meeting was to obtain a conceptual approval by the Parks and Recreation Commission, and that it was determined to be in compliance with the *Parks and Recreation Master Plan* as developed over the years.

Chair Curtis interjected that what the *Parks and Recreation Master Plan* had done was to divide into neighborhoods, and this particular neighborhood was a puzzlement because when the survey was done people had responded saying they would like to see a neighborhood park, and the Commission was unsure why since there were two school grounds within the area. It had been the Commission's intention when they finally implemented some of the 81 measures in the *Parks and Recreation Master Plan* to have a neighborhood meeting to find out what their thoughts were in that regard. She said the Commission had surmised that since there were playgrounds already existing, perhaps they were looking for something more passive, and also there were open space areas in Kings Canyon Road, thus it seemed what was missing was a place for people to sit and read, enjoy music, or the like. Therefore, people within 300 feet had been notified of this meeting and for the meeting tomorrow night for the Regional Transportation Commission, so that people who wanted to talk about neighborhood parks could come and do so.

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Commissioner Livermore said that because of that *Master Plan* he hoped that looking for a neighborhood park in that area would not be abandoned. He did not “truly believe” this project would satisfy the need for a neighborhood park, because this was more of a “parking lot with performing and activities.” He added there were no playgrounds or tot lots, no swings, and no picnic facilities. He supported the idea, but wanted to make sure the idea of the neighborhood park was not abandoned. Chair Curtis said that at some future date when they looked at implementation of the *Master Plan*, there should be a neighborhood meeting to determine what they wanted.

Joan Wright, a Brewery Arts Center member and former board president, had been involved with the BAC since 1981. She resided at 4th and Minnesota, and had been in the neighborhood a long time. In 2003 she came into the project to help the BAC accomplish their goal. She stated that the process for approving the street abandonment was to go to the Planning Commission and then to the Board of Supervisors. She had been asked by staff to go before the Parks and Recreation Commission because there were certain things that had to be met and then onto the Regional Transportation Commission because of the implications of closing a street. She introduced a PowerPoint presentation of the Brewery Arts Center Campus Master Plan, which was narrated by architect John Copoulos, who had developed the site plans and sketches in the agenda packet.

Mr. Copoulos discussed a series of renderings showing how an amphitheater might look. Currently the BAC had a special use permit for outdoor summer events. They had set up a portable stage in their parking lot with the portable restrooms and chairs, and that was how they were running both theater and music at present. Many years ago the idea was brought forward to close the street and combine the area into “one big lot.” To the east was the old brewery building with facilities, to the west was the old St. Theresa’s Church which was now a performance hall, and in the middle would be room for outdoor activities that fit in with the Brewery Arts program. The closure of Minnesota Street allowed for the brewery building to be expanded, and also the opportunity to do an outdoor performance venue. Currently the brewery building site property lines were tight against the building—all four corners of that site.

Mr. Copoulos said they had recently gone to the planning department to put a café in the lower part of the brewery building and one of the requirements was to provide a dumpster. There was no physical location for that. The Planning Department gave leniency on the dumpster but asked him to come up with a master plan to say how the property would be used, and this project evolved. This was a historic district and eventually they would have to go to the Historic Resource Commission. The brewery building itself was managed by the Parks Department, and that was one reason, he said, that they had come before the Commission to determine how they could work with the Department on whatever combining of parcels would be done. He added that they anticipated a “fair amount of open space” being generated by the closing of Minnesota Street, although some of it would be used for parking. However he saw an opportunity, by swapping some of the parking where Minnesota Street was, to use some of the existing performance hall parking for green space and open space. They would be happy to work with the Parks and Recreation and any users’ group; if they decided they were looking for urban park amenities, that would fit in perfectly with the Brewery Arts mission. Currently, in the summer, they did use outdoor spaces for lunches. The café

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evolved with the idea that the neighborhood was in close proximity to state offices and an office building across the street, and that would be a different kind of park for Carson City.

In response to a question, Ms. Wright and Mr. Copoulos discussed parking for the site. They did not lose any parking, because what was lost on Minnesota Street was regained on King and 2nd and by adding a little bit on the west side. The amphitheater would seat around 200-250, but it was still open depending upon the concept. Without a commitment for street closure they had not spent a great deal of time on the numbers.

In response to a further question regarding handicapped parking, only three spots were noted and Mr. Copoulos advised that the Brewery Arts Center and the performance hall had always been in a deficit for on-site parking pursuant to the Carson City Municipal Code provisions. However, the Planning Department had made an exception through special use permit to do that. The city parking lots in the neighborhood were too far away, but the shared parking in the neighborhood, by nature of the timing of venues, had not been a problem and they had continued on that path. Pressed about the handicapped parking, Mr. Copoulos said the conceptual plan had never gone in for a special use permit. The special use permit was for performances which took place now, one being in the parking lot which took up what parking space they would normally have. He reiterated the Planning Division staff has allowed the on-site parking deficiency based on the availability of adjacent street parking. Mr. Copoulos said they had focused on the parking lot handling the day-to-day traffic and parking that happened with classes, administration at the BAC, ticket purchases, and so on. He advised that required ADA parking would be provided. He acknowledged the proposed amphitheater would be located in the existing performance hall parking lot.

Chair Curtis referred to the drawing the packet that showed the hash marks where the closed street was located. It was over one-quarter of an acre and enhanced the property, and, she added, "we liked the price."

Commissioner Keeton suggested that the 300-foot noticing requirement was "very short" considering that he could hear the concerts from his residence which was almost a mile away. In response to a question, Ms. Wright advised that all utilities providers had signed off on the application. Some utilities would be moved in connection with an actual development plan when they went to building permits, otherwise they would stay put until something was built. With regard to acoustics, Mr. Copoulos noted the portable stage "sitting in a parking lot" that had no acoustics whatsoever. The amphitheater provided the opportunity to address acoustics. Mr. Copoulos noted that acoustics was a very subjective subject matter and regardless of what was done someone would hear something. However, it provided the opportunity to use the backdrop of the amphitheater to deflect some sound. Further, through the use of trees sound could be dampened.

Vice Chairperson Livermore requested consideration for one percent of the design to be allocated toward a contribution to community arts and culture, which Mr. Copoulos felt was a good suggestion. In response to a question, Mr. Copoulos advised there were approximately 300 seats in the existing performance hall. Ms. Wright advised that a couple months of programming could be added to the current 30-day "season" with construction of the amphitheater. The longer season would allow for theatrical performances, poetry reading that would not generate a lot of noise, as well as music. Another benefit to the plan, she added, was

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the amount of storage that would be available for equipment, stage sets, and so on, which would enable the expansion of the programming to be presented.

Chairperson Curtis called for public comment; however, none was forthcoming. Ms. Wright expressed the belief that the citizens present were supportive of the recommended action. Chairperson Curtis advised that the Chamber of Commerce Executive Director had expressed support. She entertained a motion. **Vice Chairperson Livermore moved to recommend to the Planning Commission and Board of Supervisors approval of the Brewery Arts Center's conceptual site development plans for an outdoor public plaza to be located at South Minnesota Street between King Street and Second Street. Commissioner Adams seconded the motion. Motion carried 6-0.**

6. COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (8:01:50)

In response to an earlier question, Joel Benton explained the statutory requirement to post agendas to the City's website, which was in addition to posting notices in the physical locations. The NRS required that if commissions maintained a website then agendas had to be posted on it; a meeting could not be held unless the agenda was posted on the website. He added that while the "www" to get the agenda could be provided, it was something like a 200 character address and not easily typed in.

Vice Chairperson Livermore reviewed information regarding the City's free community immunization clinic scheduled for October 25th. Chairperson Curtis advised of a drive-by flu shot clinic scheduled for the Health and Human Services Department.

Chairperson Curtis further advised of Commissioner Shabi's resignation which she read into the record. Mr. Moellendorf thanked Commissioner Shabi for her service on behalf of Parks Department staff. Chairperson Curtis thanked her on behalf of the Commission.

Chair Curtis advised of the next dog park meeting scheduled for Monday night, October 13, at 6:30 in the Bonanza Room. The order of business was to make a decision on where they would want to recommend to this Commission and the Board of Supervisors. That would later come back to this Commission at a later date.

7. FUTURE AGENDA ITEMS - None

8. ACTION ON ADJOURNMENT (8:06:18) - Chair Curtis asked for a motion to adjourn. Commissioner Smolenski moved to adjourn. It was seconded by Commissioner Livermore, and carried unanimously.

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The Minutes of the October 7, 2008 Carson City Parks and Recreation Commission meeting are so approved this 4th day of November, 2008.

DONNA J. CURTIS, Chair