

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the May 1, 2012 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, May 1, 2012, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Sean Lehmann
Vice Chairperson Janice Brod
Commissioner Chuck Adams
Commissioner Donna Curtis
Commissioner Steve Lasco
Commissioner Brett Long
Commissioner Molly Walt
Commissioner Todd Westergard

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Tina Russom, Deputy District Attorney
Juan Guzman, Open Space Manager
Scott Fahrenbruch, Operations Director
Vern Krahn, Park Planner
Kathy King, Recording Secretary
Transcribed by: Tamar Warren, Recording Secretary

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

CALL TO ORDER (5:32:08) – Chairperson Lehmann called the meeting to order at 5:32 p.m.

ROLL CALL AND DETERMINATION OF QUORUM (5:33:12) – Roll was called; a quorum was present. Commissioner Curtis arrived at 5:40 p.m. and Commissioner Walt arrived at 5:48 p.m. Commissioner Wilson was absent.

CITIZEN COMMENTS (5:32:36) – Chairperson Lehmann entertained citizen comments; however none were forthcoming.

1. ACTION ON APPROVAL OF MINUTES (5:32:56) – Chairperson Lehmann introduced the item. **Commissioner Adams moved to approve the minutes of the February 21, 2012 meeting. The motion was seconded by Vice Chairperson Brod. Motion carried unanimously.**

2. MODIFICATIONS TO THE AGENDA (5:33:34) – Chairperson Lehmann introduced the item. Mr. Moellendorf indicated that there were no modifications to the agenda.

3. MEETING ITEMS

A. PRESENTATION AND DISCUSSION ONLY REGARDING THE PARKS AND RECREATION DEPARTMENT RECEIVING AN ELMER H. ANDERSON PARKS EXCELLENCE AWARD / PROJECT OF THE YEAR FROM THE NEVADA PARKS AND RECREATION SOCIETY FOR THE CARSON CITY FEDERAL LANDS BILL. (5:33:48) – Chairperson Lehmann introduced the item. Mr. Guzman announced that the Carson City Parks and Recreation Department had received the Elmer H. Anderson Parks Excellence Award as Project of the Year from the Nevada Parks and Recreation Society for the Carson City Federal Lands Bill. He noted that the acquired land, comprising over 6,000 acres, was called River Natural Area Park until receiving a new name in the future. Mr. Guzman also delivered excerpts from a PowerPoint presentation which was delivered to the Nevada Parks and Recreation Society Conference in Las Vegas. The presentation and images of the award are incorporated into the record. Commissioner Curtis and Chairperson Lehmann congratulated Mr. Guzman and the Department on receiving the award

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and Mr. Guzman, in turn, thanked Lee Plemel, Carson City Planning Director, for all his efforts as well. Chairperson Lehmann entertained citizen comments; however, none were forthcoming.

B. PRESENTATION AND DISCUSSION ONLY REGARDING PETE LIVERMORE RECEIVING THE JEAN TURNBAUGH MEMORIAL CITIZEN AWARD FOR OUTSTANDING CITIZEN INVOLVEMENT IN PARKS AND RECREATION FROM THE NEVADA PARKS AND RECREATION SOCIETY. (5:52:08) – Chairperson Lehmann introduced the item. Mr. Moellendorf read a Staff Report, incorporated into the record, giving background on the Jean Turnbaugh Memorial Citizen Award for Outstanding Citizen Involvement in Park and Recreation by the Nevada Parks and Recreation Society. He called it the “highest award given to citizens who have made special achievements through a specific program, project, event, or contribution of exceptional merit, which has extensively and directly benefited the public at large”. Mr. Moellendorf noted that the Parks and Recreation Department had nominated District 40 Assemblyman Pete Livermore for the award, which he received for his many contributions. He also cited many of Mr. Livermore’s contributions, including the founding of the Bobby Sox program, his leadership of the Carson City’s Youth Sports Association, his membership on the Carson City Parks and Recreation Commission for 15 years, his service on the City’s Board of Supervisors, and his leadership of the Quality of Life initiative. Mr. Moellendorf thanked Mr. Livermore for his service and presented him with a plaque. Mr. Livermore thanked Mr. Moellendorf for the nomination and noted the accomplishments of the Commission. He explained that his contributions were “in the love of recreation” and that they were not intended for receiving an award. Chairperson Lehmann thanked Mr. Livermore for his service, especially on this Commission, noting the passion he displayed for this community. Commissioner Lasco, Commissioner Curtis, Commissioner Walt, and Commissioner Westergard, congratulated Mr. Livermore and thanked him for his many years of service.

C. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS ACQUISITION OF SURPLUS PROPERTIES FROM THE NEVADA DEPARTMENT OF TRANSPORTATION FOR A FUTURE NEIGHBORHOOD PARK ALONG IMUS ROAD IN NORTH CARSON CITY. (6:01:21) – Chairperson Lehmann introduced the item. Mr. Krahn introduced a Staff Report and a PowerPoint presentation, both of which are incorporated into the record. He indicated that the planned acquisition of around 12 acres of land north of Carson City was a unique and rare opportunity to address the lack of parks and recreation facilities in north Carson City. Mr. Krahn gave background on the properties acquired as part of the freeway construction, noting that the property was no longer needed by the Nevada Department of Transportation (NDOT) for that purpose. In addition to the PowerPoint images of the area, Mr. Krahn explained that the area, also known as Neighborhood 19 per the City’s Park and Recreation Master Plan, was underserved. He referred to a public opinion survey associated with the Master Plan which found that 66 percent of the respondents agreed that a neighborhood park was either “important” or “very important”. Mr. Krahn added that this property would be acquired at no cost to the City, but could not be sold, and if not used would be returned to the State. However, he reminded the Commission that the City did not have funds for building the park as of yet, but stressed that the immediate decision was whether to accept the land for a park. Mr. Krahn also updated the Commission on the public meeting held for this purpose on April 16, 2012, in the Community Center’s Bonanza Room, noting that they had a good turnout and many comments, all of which are incorporated into the record. He conveyed concerns about parks attracting crime and traffic, and invited Sheriff Kenny Furlong to address the issues. The Sheriff noted that parks are good for a community, adding that they have discouraged alcohol and gang activities, especially during community-wide events. He also showed the “crime-mapping” feature available on the City’s website, adding that any community member would be able to find out “what’s going on” by typing an address. He also stated that there had been no calls for service in that area in the last week, and that crime in that area is not as heavy, due to the presence of open space. In response to Commissioner Curtis’ question, Sheriff Furlong indicated that a park would attract area kids out of their homes and into the park, causing some small vandalism and graffiti, but, he noted that they would also bring families out of their homes and into the parks. He also explained to Mr. Krahn that they had received traffic complaints about Imus Road during the construction period, and he had personally noted that the speeders were seen on both the uphill and the downhill portions of the road. Vice Chairperson Brod suggested placing a digital speed sign to deter speeders. In response to a question by Commissioner Lasco, Mr. Krahn noted that the intent was to keep Ruby Lane closed, and possibly have a parking lot where the road is at a dead-end. Mr. Moellendorf disclosed that he lived in the area; therefore, Mr. Krahn would be spearheading the discussion. Mr. Krahn concluded by mentioning that the proposed park would

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close at dusk, and, therefore would not have any lights. In response to Commissioner Walt's question, he noted that there was one park ranger, who would add this park to his route, adding that part of the property is zoned as single-family 6,000 and the other part is zoned as single-family one acre, and that a special use permit is not required for a park. Commissioner Walt was also concerned about the maintenance of the park, and wished it to be "maintained to the standards of Carson City". In response to a question by Commissioner Brod, Mr. Krahn explained that the acquired property would be used for public use, because the State would revoke it, if used for other purposes. Chairperson Lehmann inquired about the difference between the role of the park ranger and a member of the sheriff's department, and was told that the latter enforced the laws while the former had the ability to write minor misdemeanor citations. Sheriff Furlong clarified that the park ranger and the Sheriff's Department used the same radio frequencies and worked well together.

(6:41:45) – Chairperson Lehmann entertained public comments. Dan Leck, a resident of the Shenandoah Heights Subdivision, inquired about calls from residents whose homes back into the park and about graffiti cleanup. Sheriff Furlong explained that most complaint sources were not necessarily the residents that surrounded the parks, adding that graffiti damages are cleaned up by the Alternative Sentencing Department, by the Department of Public Works, and by inmate crews, noting that their focus was to "get it down fast". Mr. Krahn concluded his presentation by explaining that property values around "nice parks" increased. He also outlined the approval process as having public meetings, getting approved by the Parks and Recreation Commission, and receiving a final approval from the Board of Supervisors. Mr. Krahn gave the example of Ronald D. Wilson Park as a park with sports facilities, a playground, and with a native component as well. Commissioner Curtis reiterated that this would be a public park which would fulfill the needs of the citizens. Commissioner Westergard inquired about designating the park as open space. Mr. Guzman gave the example of Fulstone Park as a hybrid park. Mr. Moellendorf clarified that the Fulstone Wetlands area was designated as Open Space property. Commissioner Westergard also received confirmation that the acquired property would remain off the tax rolls, with a fiscal impact of approximately \$14,000 per year. In response to Vice Chairperson Brod's question, Mr. Krahn stated that the Fulstone Wetlands would be considered a green belt area. Chairperson Lehmann noted that his house backed into a park, and that he had not encountered any issues because of that. He then entertained additional Citizen Comments.

(6:58:59) – Dan Webster, a Ruby Lane resident, explained that he had attended the public meeting; stating that a petition had been circulated as a result, requiring a better definition of "a reasonable public use" for the acquired lands, preferring the definition to read "a neighborhood park and/or open space", in order to restrict the selling or rezoning of the area. He also wanted to have the neighborhood opinion outweigh any other public opinion. Mr. Webster presented a petition, incorporated into the record, signed by neighborhood residents. Commissioner Walt received confirmation that trails, including equestrian ones, would be acceptable to the residents. Mr. Webster also stressed that the current gate which was installed by the City, was a "must have", according to the petitioners, which was to avoid high speed traffic, adding that Neighborhood 18 already had a park, a quarter of a mile away from their neighborhood. Additionally, Mr. Webster requested a fire break between the homes and the sagebrush, and wished to have the current homes on the property "boarded-up" and removed within 60 days, and the wells capped-off. He also requested the vehicle traffic to use the Imus Road side. In response to Commissioner Walt's question, Mr. Webster clarified that they preferred that the City take over the land, and the petitioners' requests be specified in the deed. In response to Commissioner Lasco's question, Mr. Webster noted that "reasonable public use" was not a clear definition and was concerned that legal definition in courts would not be clear. Mr. Krahn iterated that the land was requested for use as a park; however, he was concerned that wells would be prohibited per the petitioners' request. Commissioner Lasco read the petition for the record and stated that today's discussion was to acquire the property or not, and the prerequisites requested by the residents were "preliminary". Mr. Webster noted that the current property owner, NDOT, patrolled the area several times per day, and wanted to know whether the City would do the same. Mr. Krahn explained that in discussions with the Nevada Department of Right of Way, he was informed that should the Board request to narrow the definition from "public use" to "City Park and/or Open Space", they would be open to discussions.

(7:15:09) – Bob Nellis, a resident of Shenandoah heights, introduced himself and expressed concern about the homes on the property, indicating that a \$200,000 home belonging to NDOT occupied the property, which could be sold, and the

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proceeds could be used for the development of the park. Mr. Krahn reiterated that the acquired property would be for public use, which meant the homes would not be sold. Mr. Nellis suggested finding a way to work with NDOT to sell the property and split the proceeds prior to the acquisition. Discussion ensued regarding the continuity of the park. Mr. Krahn advised asking NDOT. Commissioner Adams suggested exploring the relocation of the home in question. Commissioner Westergard suggested voting first on whether to accept the land. Dennis Anderson, a Ruby Lane resident, introduced himself and noted that the house had been infested with mold, due to a water main break, adding that three of the homes on the property are “unoccupiable”. Mr. Leck expressed disagreement with Commissioners Westergard and Lasco, calling their decision “hasty”, and suggested receiving an opinion from the City’s Building Department and suggested a report on the condition of the homes. He also noted that he had not seen any issues with speeding since the building of the freeway. Discussion ensued regarding the intended motion – public use, versus neighborhood park and/or open space. Commissioner Lasco cautioned against renovating the homes. Jim Hanna, a resident of Ruby Lane, explained that the properties were run down and “worthless”. Dennis Foley, a property owner on Ruby Lane, suggested that the State return the developed properties to the public, believing that they would be improved quicker. In response to a question regarding timeframe, Mr. Moellendorf explained that the property could be developed in phases, adding that the most restrictive aspect of the acquisition would be maintenance, and hoped that the area would become low-maintenance. Consideration of a bond was also suggested. Chairperson Lehmann entertained other public comments, and when none were forthcoming, a motion.

(8:00:56) – **Commissioner Lasco moved to recommend to the Board of Supervisors acquisition of surplus properties from the Nevada Department of Transportation (NDOT) for a future neighborhood park along Imus Road in North Carson City, with the additional stipulation that the land transfer deed contain wording mandating that the properties be used for a public park.** Mr. Krahn commented that NDOT was eager to have the City make a decision “sooner rather than later so that they can get on with their own lives”. **The motion was seconded by Commissioner Curtis. Motion carried 8-1-0, with Commissioner Adams opposing the motion.** Commissioner Westergard reminded members of the public that they would have an opportunity to voice their opinions at the Board of Supervisors meeting as well.

(8:03:39) – Chairperson Lehmann declared a 10-minute recess.

(8:13:39) – Chairperson Lehmann reconvened the meeting.

D. FOR POSSIBLE ACTION: TO APPROVE THE PARKS AND RECREATION DEPARTMENT’S TENTATIVE FISCAL YEAR 2012/2013 ANNUAL BUDGET. (8:13:44) – Chairperson Lehmann introduced the item. Mr. Moellendorf referred to a Staff Report, incorporated into the record, which included a comparative budget between the fiscal years 2011/2012 and 2012/2013. He reviewed the budget, also incorporated into the record, and explained that the report included all budget divisions within the Parks and Recreation Department, except Facilities Maintenance, Cemetery, and Open Space. Mr. Moellendorf also projected that no Residential Construction Tax dispersals would be available for the 2012/2013 budget. He added that the budget included a three percent employee merit raise, but no cost of living adjustments. Commissioner Walt inquired about the number of employees who would be eligible for the merit increases. In response to Commissioner Curtis’ question, Mr. Moellendorf noted that he hoped to recover most of the Park Planner’s salary through parks administration, and grant funding. Commissioner Walt received confirmation that the overtime was based on past use. Mr. Moellendorf invited Director of Operations Scott Fahrenbruch for comments. Mr. Fahrenbruch explained that because the Capital Improvement Program was no longer available, most of the smaller projects were done in-house, in addition to sports field maintenance and tournament support. He also clarified that the tournament funding from the Carson City Convention and Visitors Bureau (CCCVB) was used only during the tournaments and did not include the maintenance before or after the tournament. Commissioner Curtis suggested using department names instead of account numbers. Commissioner Walt suggested incorporating generated revenue with the expenses. In response to Commissioner Westergard’s question, Mr. Moellendorf clarified that unclassified positions were not eligible for overtime. Discussion ensued regarding bonds and quality of life funds.

(8:18:27) – Vice Chairperson Brod left the meeting; a quorum was still present.

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(8:46:22) – Commissioner Curtis moved to approve the Parks and Recreation Department’s tentative fiscal year 2012/ 13 budget. Commissioner Lasco seconded the motion. Chairperson Lehmann entertained public comments; however, none were forthcoming. Motion carried 7-0.

E. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A NEW DESIGN AND COST ESTIMATES OF THE MULTI-PURPOSE ATHLETIC CENTER AND TO MOVE FORWARD TO DESIGN COMPLETION AND BIDDING. (8:46:43) – Chairperson Lehmann

introduced the item. Mr. Moellendorf invited Parks and Recreation Director of Operations Scott Fahrenbruch and Recreation Division Manager Joel Dunn to the Staff table. He also introduced City Engineer Jeff Sharp, who is assigned to the Multi-Purpose Athletic Center (MAC) project. Mr. Moellendorf presented a Staff Report, incorporated into the record, explaining that based on the 60 percent design plans submitted by Brent Tippets of Valentin Crane Architects, the MAC construction estimate of \$6,917,980 was higher than the Quality of Life (Q18) project budget of \$5,879,393 which includes the construction and the “soft costs”. He also noted that to stay within budget, a new design with reduces square footage and without the suspended walking track was in the conceptual stages. Mr. Moellendorf stated that once the costs were accurately defined, Staff would bring the information to the Commission’s June meeting, and subsequently to the Board of Supervisors’ meeting on June 7, 2012. He showed the reduced square footage site plans, incorporated into the record, and suggested holding off on a recommendation until the June 5, 2012 meeting. Mr. Moellendorf read a letter from Mr. Tippets, incorporated into the record, outlining the reduced square footage and cost. In response to Commissioner Curtis’ concern about cost, Mr. Moellendorf verified that the current material costs were higher than the original estimates done eight years ago, even during the economic downturn. Discussion ensued regarding the elimination of the walking track and making the MAC accessible to the general population. Chairperson Lehmann relayed Vice Chairperson Brod’s opinion that a walking track was necessary. He also suggested using gyms in the community, such as the ones at Carson High School, which were not being used. Commissioner Walt cautioned against counting on school gyms, because most were cutting costs and closing the facilities early for budgetary reasons, adding that the community had a need for the gyms. She also suggested pursuing grants for the walking track as it was not a recreational need, but was being used for exercise. Mr. Dunn believed that based on current growth, the facility would be “maxed out” by opening date. He explained that based on a past survey, there was a need for more children’s activities, and the gyms were required for programmed activities. He did not wish to eliminate the walking track but noted paid programs had a great need for gym space. Mr. Moellendorf iterated that the abundance of trails met the needs of the walking community; however, he believed there was a great need for indoor sports activities.

(9:243:37) – Commissioner Westergard requested clarification on afternoon programming and received confirmation that the Boys and Girls Club would be using the gym space in the afternoons. Mr. Dunn explained that only one employee would be relocated from the current Community Center location to the new facility, and “intermittent hourlies will supervise programs”. Commissioner Lasco reminded the Commission that the community had prioritized a new detention center over a 50 year old gym and theater. He also stated his disappointment with the reduction in square footage; however stated that “some gym is better than none”, and wished not to forgo the project because of the “screaming need for indoor space”. Commissioner Westergard noted that “this isn’t what the City needs”; and wondered “how we now are here, and getting so much less for our buck makes no sense to me”. He believed that “tournaments could not be attracted with smaller space”, citing the Pony Express Pavilion as an example. Commissioner Curtis suggested another bond. Mr. Moellendorf confirmed that this facility was still needed, and cautioned against “throwing the baby out with the bathwater”. Commissioner Westergard suggested getting additional bids. Mr. Sharp explained that the current bids were “within the ballpark”. Mr. Krahn added that “the contractors in this community are hurting” and “fishing for bids becomes, I think, irresponsible”. Chairperson Lehman questioned how the discrepancy between estimate and budget occurred, noting that “somebody somewhere along the line misled us”. Commissioner Adams expressed his confidence in Mr. Dunn and Mr. Sharp and reminded the Commission of the commitment to the Boys and Girls Club to build a gymnasium, noting “I think we need this building”. Mr. Moellendorf clarified for Commissioner Long that so far no dollars had been spent on this design; however, he explained that \$1.1 million had been spent over eight years in planning for this facility, of which \$380,000 was spent on the Boys and Girls Club. Discussion ensued regarding the suspension of the walking track versus having additional basketball courts.

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(9:54:54) – Commissioner Lasco noted that due to the economy the “grandiose” ideas of the past years would be impossible to bring to fruition; however he called it a “mistake” to forgo the project altogether. Mr. Moellendorf explained that they would like to receive bids for the projects; however, he added that he could not go to the Board of Supervisors with bids that were “not in the ballpark”. Chairperson Lehmann understood the benefits of the project; however, he objected to “spending \$5 million to add two basketball courts”. **Commissioner Adams moved to recommend to the Board of Supervisors approval of a new design and cost estimates of the Multi-purpose Athletic Center and to move forward to design completion and bidding. The motion was seconded by Commissioner Lasco. Motion failed 4-3.** Commissioner Walt explained that she was in favor of the gymnasium, but not the design. She also wished to have “a line item budget to see where this went wrong”; however, she wanted to make certain this item was addressed later. Mr. Moellendorf explained that this type of budget would be available at the 60 percent level. Commissioner Westergard expressed his faith in Staff; however, he was concerned that the gym size would not attract tournaments. Mr. Moellendorf received clarification that the “no vote” was not to approve this particular design, as all commissioners were in favor of the project.

F. FOR POSSIBLE ACTION: TO SCHEDULE A TOUR OF PARKS AND RECREATION FACILITIES. (10:22:00) – Chairperson Lehmann introduced the item and suggested having the tour during the September meeting. Commissioner Walt suggested the August meeting instead, as that was the Sheriff’s Night Out, and parking would be scarce. **Commissioner Walt moved to schedule a tour of Parks and Recreation facilities during the regularly-scheduled August meeting. The motion was seconded by Commissioner Lasco.** Chairperson Lehmann entertained public comments; however, none were forthcoming. **Motion carried 7-0.**

G. FOR POSSIBLE ACTION: ON HOLDING A PARKS AND RECREATION COMMISSION GOAL SETTING SESSION AND SCHEDULING A DATE. (10:27:11) – Chairperson Lehmann introduced the item. **Commissioner Curtis moved to have advanced information from Mr. Moellendorf for discussion immediately following the tour. The motion was seconded by Commissioner Adams.** Chairperson Lehmann entertained public comments; however, none were forthcoming. **Motion Carried 7-0.**

4. MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION. (10:31:15) – Chairperson Lehmann introduced the item. Commissioner Long explained that May 14-18, 2012 was Bike to Work Week, and that Muscle Powered was organizing a Celebrity Fun Ride on May 7, 2012, 11 a.m. until noon, and invited the Commissioners to participate. Commissioner Adams inquired about the Board of Supervisors’ discussion on commissions. Commissioner Walt clarified that the intent was to provide consistency among all boards and commissions. Commissioner Curtis noted that she had read the proposed changes and had a few objections.

A. REPORT FROM SCHOOL BOARD LIAISON. (10:35:45) – Commissioner Wilson was not present to report.

5. FUTURE AGENDA ITEMS. (10:35:48) – There were no future agenda items.

6. CITIZEN COMMENTS. (10:36:02) – Chairperson Lehmann entertained public comments; however, none were forthcoming.

7. ACTION ON ADJOURNMENT. (10:36:15) – Chairperson Lehmann suggested a motion. **Commissioner Curtis moved to adjourn. The motion was seconded by Commissioner Walt. The meeting adjourned at 10:37 p.m.**

The Minutes of the May 1, 2012 Parks and Recreation Commission meeting are so approved this 5th day of June, 2012.

SEAN LEHMANN, Chair