

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, June 21, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Tom Keeton
Vice Chairperson Donna DePauw
Donna Curtis
John Felesina
Pete Livermore
John McKenna
Tom Patton

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Scott Fahrenbruch, Parks and Recreation Director of Operations
Vern Kran, Park Planner
Tom Minton, Finance Department Director
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0008) - Chairperson Keeton called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Commissioner Patton arrived at 5:48 p.m. Commissioners Herst and Hoffman were absent.

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

1. ACTION ON APPROVAL OF MINUTES - April 5, 2005 and May 17, 2005 (1-0023) - Vice Chairperson DePauw moved to approve the minutes. Commissioner Livermore seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA (1-0030) - None.

3. AGENDA ITEMS:

3-A. DISCUSSION REGARDING WESTERN NEVADA COMMUNITY COLLEGE'S INTERCOLLEGIATE SOCCER FIELD ON CITY PROPERTY IN THE DETENTION BASIN SOUTH OF THE COLLEGE CAMPUS (1-0035) - Chairperson Keeton passed the gavel to Vice Chairperson DePauw. WNCC Vice President of Institutional Advancement Helaine Jesse introduced WNCC Director of Facilities Dave Rawlings. Ms. Jesse provided background information on the detention basin. Mr. Moellendorf responded to questions and reviewed details of a displayed drawing. Ms. Jesse reviewed the soccer field proposal, and advised of the need to discuss principles of use, naming opportunities, funding sources, and responsibilities over maintenance, operation, and scheduling.

In response to a question, Ms. Jesse advised that this year's soccer schedule will begin in August and that games will be held at the Edmonds Sports Complex. The soccer season will end in November or

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December. Commissioner McKenna suggested that the detention basin facility may not be suitable for a soccer field because of limited use. Commissioner Livermore reviewed the City's park naming policy, copies of which had been distributed to the commissioners. He discussed other, similar detention basin facilities which will be constructed in conjunction with the freeway bypass. He expressed appreciation for WNCC's proposal to utilize the detention basin facility for recreation activities. In response to a question, Ms. Jesse advised that the name of the facility would be permanent. [Commissioner Patton arrived at 5:48 p.m.] Ms. Jesse explained the purpose for agendaizing this item. Discussion took place with regard to the City's park naming policy.

In response to a question, Ms. Jesse provided more detailed information on the detention basin and its proposed use as a soccer field. Mr. Moellendorf discussed details of the detention basin design and construction, in response to a question. He advised that minimum landscape will be provided, in addition to rough grading at the bottom of the basin, and some type of terracing which would accommodate stadium seating. He further advised that WNCC representatives will have to decide whether the facility will adequately serve as a soccer stadium. If WNCC decides to utilize the detention basin as a soccer stadium, additional discussion will be agendaized regarding joint use agreements, maintenance, etc. Mr. Moellendorf responded to additional questions regarding the detention basin design.

Commissioner Curtis suggested addressing this matter as part of the parks, recreation, and trails master plan process. Vice Chairperson DePauw called for public comment and, when none was forthcoming, thanked Ms. Jesse for her presentation. [Chairperson Keeton left the meeting at 6:02 p.m.; a quorum was still present.]

3-B. UPDATE REGARDING THE LIBRARY MURAL PROJECT (1-0395) - Mr. Moellendorf explained the reason for deferring this item, and advised that it was anticipated to be reagendaized for the July commission meeting.

3-C. DISCUSSION ONLY REGARDING RESULTS FROM THE PARKS, RECREATION, AND TRAILS MASTER PLAN PUBLIC OPINION SURVEY (1-0412) - Mr. Krahn reviewed the staff report, and advised that more detailed information on the survey results would be presented at the July commission meeting. In response to a question, he anticipated the additional comments, referenced in the staff report, would be available to review on the website by Friday, June 24th. He expressed appreciation to Recreation Superintendent Barbara Singer and her staff for inputting the additional comments. In response to a question, Mr. Krahn advised that parks, recreation, and trails master plan consultant Jeff Winston will attend the joint meeting between the Board of Supervisors and the Planning Commission. In response to a further question, he anticipated that Mr. Winston would provide an update to the commission some time after the joint meeting.

3-D. UPDATE AND POSSIBLE ACTION REGARDING CURRENT QUESTION #18 FUNDS (1-0571) - Mr. Moellendorf reviewed the staff report and the attachment (Exhibit A). In response to a question, he reviewed the anticipated project time table for the recreation center. In response to a question, Mr. Minton explained that a delayed funding schedule was considered with issuance of the bonds; however, a guaranteed investment contract was unable to be effected. Securities were purchased instead which will begin maturing in March 2006 in equal installments over the next twelve months, anticipating a two-year construction schedule. The City will earn extra interest.

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Mr. Minton reviewed the taxable sales estimate for the 2005/2006 budget. He advised that automobile sales have declined over the last quarter. He explained that auto and gasoline sales make up approximately 1/3 of the City's taxable sales. He advised there are adequate resources for planning, engineering, and designing a new recreation facility, but recommended deferring consideration of additional debt at this time. He expressed the opinion that "the picture will be a lot clearer" in twelve months.

Commissioner Livermore expressed appreciation for Mr. Minton's attendance and participation. In response to a question, Mr. Minton advised of having estimated a couple hundred thousand dollars in interest earnings on the investment funding. Commissioner Livermore suggested that, until the recreation center design and other details such as parking are formally determined, it would be unwise to move forward. He commented that Mr. Minton's information was enlightening, and agreed with his opinion regarding incurring additional debt. Mr. Minton agreed with earlier comments that construction costs are at an historical high, and advised that unemployment in Nevada is well below the national average. He suggested there may be a general slow down over the next year or two in construction activity which may result in more willing bidders to moderate cost increases.

In response to a question, Mr. Minton advised there are several things which could change the complexion and amount of taxable sales. City representatives are working to actively position the City "to keep ourselves whole and ... healthy" by attracting big box retailers. There is some interest and this may mitigate the auto sales losses. Mr. Minton reiterated that the situation should be clarified within a year.

In response to a question, Mr. Moellendorf agreed with Mr. Minton that it would be wise to continue considering feasibility issues associated with the recreation center; consider sales tax revenues over the next twelve months; and, if the City is willing to issue additional debt, consider doing so then. If additional debt will not be issued at that time, plans can go forward for a recreation center with the amount of funding available. He acknowledged the many unmet indoor recreational needs in the community, and expressed a preference to build a facility that will come as close as possible to meeting those unmet needs.

In response to a question, Mr. Minton advised that the market is presently 4.4% for 20-year bonds on an average coupon rate. The City sold water and drainage debt two weeks ago that came in slightly over 4%. Long-term rates are increasing. Mr. Minton explained his concern with a new issue that, given the potential for major changes in sales tax revenues, the City would not be able to demonstrate an average coverage ratio of net revenues to debt service payments. He expressed a preference for 1.2 times coverage. In response to a question, Mr. Minton reiterated his recommendation to defer bonding at this time. He explained that issuance costs can be substantial, and that it's infeasible to bond for \$1.5 million without bundling it together with water and sewer debt. In response to a further question, Mr. Minton advised that deferring consideration of a bond issue would not necessarily delay the recreation center project. He explained that the construction schedule had been considered, and reiterated that proceeds from the last bond sale were invested in securities that are set to mature beginning in March 2006 and serially over the next year. In addition, an engineering cost for the recreation center would be required prior to determining the next bond issue. Mr. Minton acknowledged that \$5.7 million is already available, and recommended deferring any additional bonding until the City's general economic position is clarified. Mr. Moellendorf explained that the project could continue forward on the known \$6.8 million. Mr. Minton's advice was to defer investigating additional bond funding for a period of twelve months. Mr. Minton advised that the process for issuing debt takes approximately four months.

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Commissioner Livermore reviewed available funding sources for the recreation center, and discussed various options to consider. Commissioner Patton expressed concern with regard to spending a lot of time considering one premise and then changing direction, and a preference for seeing the entire process laid out. Commissioner Curtis agreed, and expressed an interest in determining what additional funding may purchase. Mr. Moellendorf recommended taking no action on this item.

3-E. DISCUSSION ONLY REGARDING COMMISSIONER CURTIS' TOUR OF SALT LAKE CITY AREA RECREATION CENTERS (1-1045) - Commissioner Curtis reviewed the memorandum which was distributed to the commissioners and staff prior to the start of the meeting. She recommended that the commissioners visit recreation facilities in other communities whenever possible. Vice Chairperson DePauw thanked Commissioner Curtis for her presentation.

3-F. ACTION REGARDING SELECTION OF COMMISSIONERS TO ATTEND RECREATION CENTER TOUR IN COLORADO (1-1210) - Mr. Moellendorf reviewed the staff report. He acknowledged having suggested that Chairperson Keeton and Commissioner Livermore participate in the trip. He further acknowledged Chairperson Keeton had expressed a willingness to participate. Commissioner Patton expressed an intense interest in the recreation center, and a concern with regard to the design, the cost, the needs to be met, and the process for determining the same. He expressed an interest in participating in the decision-making process. Mr. Moellendorf explained that the trip will be a fact-finding mission. He advised that participation in the trip could be extended to three commissioners.

(1-1400) Jon Nowlin expressed the opinion that three commissioners, who represent a "diversity of current opinions on planning for the recreation facility," should participate in the trip. He expressed the opinion that the recreation tours will be a valuable exercise.

In response to a question, Commissioner Patton expressed an interest in participating in the trip. **Commissioner McKenna moved to send Commissioner Livermore, Chairperson Keeton, and an unnamed designee to be selected by Mr. Moellendorf to go to Colorado. Commissioner Felesina seconded the motion. Motion carried 6-0.** Commissioner Livermore requested the commissioners to bring back pictures. Commissioner McKenna explained the intent of his motion.

4. NON-ACTION ITEMS:

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX, AND CAPITAL IMPROVEMENT PROJECTS (1-1471) - Mr. Moellendorf reported that the Board of Supervisors approved the conceptual plan for Silver Oak Park and the project is underway. The time table provides for the developer to begin work by July 1st and complete it by November 1st. Mr. Moellendorf advised of a request by WNCC representatives to reconsider their location as a recreation center site in one form or another. Parks and Recreation Department staff will be meeting with WNCC officials on July 12th.

STATUS REPORT ON UPDATE OF THE PARKS AND RECREATION ELEMENT TO THE MASTER PLAN (1-1573) - Previously covered.

STATUS REPORT ON STATEWIDE BALLOT QUESTION #1 PROGRAM, GRANT APPLICATIONS, AND PROJECTS (1-1520) - In response to a question, Mr. Moellendorf advised that round three applications are due July 12th. An application will be submitted by Open Space Manager Juan

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Guzman for additional land purchases. Parks and Recreation Department staff is considering various scenarios and recreation amenities which may be included in the application. Mr. Moellendorf advised there are no stand-alone parks and recreation project applications to be submitted. Commissioner Curtis inquired as to the Eagle Valley Creek Enhancement / Eagle Valley Creek Park, creek restoration and multi-use trail development project. Mr. Moellendorf advised that the Eagle Creek project, in conjunction with the Carson-Tahoe Regional Medical Center construction, is being considered for a future Question #1 funding application.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1580) - Mr. Moellendorf discussed the park tour and commission goal setting session scheduled for June 18th which was canceled due to lack of a quorum. He advised of a miscommunication among staff with regard to those commissioners who indicated they would attend the park tour and those who indicated they would attend the goal setting session. He apologized for any inconveniences caused to the commissioners, and suggested scheduling any future goal setting session for an evening meeting rather than a weekend.

STATUS REPORTS AND COMMENTS FROM COMMISSIONERS (1-1627) - In response to a question, Mr. Moellendorf advised the School District is doing work at the Eagle Valley Middle School baseball field. Commissioner Curtis expressed a concern over the possibility of fires caused as a result of the Rifle and Pistol Range. She suggested agendaizing discussion for a future commission meeting. (1-1680) Commissioner Felesina advised there had been no proof of any fire associated with the City-owned portion of the Rifle and Pistol Range. He explained "not everybody shoots at the Rifle Range; a lot of people shoot around the Rifle Range." Vice Chairperson DePauw discussed concerns associated with public parking for the Carson City Rendezvous, and requested staff to check into the matter.

FUTURE AGENDA ITEMS FROM COMMISSIONERS (1-1667) - Commissioner Curtis distributed, and provided an overview of, a list of Future Agenda Items.

FUTURE AGENDA ITEMS FROM STAFF (1-1740) - Mr. Moellendorf reviewed the tentative agenda for the July commission meeting.

5. ACTION ON ADJOURNMENT (1-1747) - Commissioner Livermore moved to adjourn the meeting at 7:18 p.m. Commissioner Curtis seconded the motion. Motion carried 6-0.

The Minutes of the June 21, 2005 meeting of the Carson City Parks and Recreation Commission are so approved this 19th day of July, 2005.

THOMAS N. KEETON, Chair