

# CARSON CITY PARKS AND RECREATION COMMISSION

## Minutes of the March 20, 2001 Meeting

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

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

**STAFF:** Steve Kastens, Parks and Recreation Director  
Scott Fahrenbruch, Park Superintendent  
Vern Krahn, Park Planner  
Andrew Burnham, Development Services Director  
Kathleen King, Recording Secretary  
(PRC 03/20/01)

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

**CALL TO ORDER AND ROLL CALL (1-0001)** - Chairperson Martel called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Wilke arrived at 5:33 p.m. Commissioner Elverum arrived at 6:15 p.m. Commissioner Plank was absent.

**PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0007)** - None.

### AGENDA ITEMS

**1. ACTION ON USER AGREEMENT FOR THE ARCHERY RANGE LOCATED AT CENTENNIAL PARK (1-0023)** - Mr. Kastens reviewed the staff report and the revisions to the attached agreement. (1-0062) Jim Davis, a Clear Creek Bowmen Board Member, was present at the meeting to answer questions. Commissioner Osborne expressed appreciation for the revisions made to the agreement. In response to a question, Mr. Davis indicated that event sponsors would not be expected to have portable restroom facilities picked up until after a weekend event. In response to a further question, Mr. Davis advised that smoking areas are designated and facilities provided for the same at the archery range. Mr. Kastens responded to questions regarding the metal building to be put up at the site. Mr. Davis acknowledged that the purpose of the metal building is for storage only. Chairperson Martel solicited additional questions or comments from the Commission; however, none were offered. Mr. Kastens noted the arrival of Stephen Lani, also of the Clear Creek Bowmen, for the record. **Commissioner Cabrera moved that the Parks and Recreation Commission approve the user agreement for the archery range at Centennial Park as presented and attached. Commissioner Wright seconded the motion. Motion carried 7-0-2-0.**

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**2. DISCUSSION AND ACTION ON FUNDING FOR FEASIBILITY STUDY FOR POSSIBLE RELOCATION OF FAIRGROUNDS/FUJI PARK (1-0120)** - Mr. Kastens reviewed the staff report and advised that, after reviewing the five proposed sites, the Fairgrounds Users Group expressed a preference for two sites east of the Eagle Valley Golf Course. He described the geographical boundaries and terrain of the proposed sites, and advised of the property owned by the Bureau of Land Management in the area. BLM staff informed him that the proposed sites have been identified as open space in the Urban Interface Master Plan, and that the City would have to appeal for modification of the plan in order to use the sites for facilities. Mr. Kastens was reminded that the BLM property across Highway 50 to the south is designated as recreation and public purpose land, and that a lease agreement could be developed. Mr. Kastens indicated that this site will be considered in the feasibility study as well. Mr. Kastens reviewed staff's recommended action, and advised that the prison alfalfa fields were also considered as a proposed site. Since he has not received any response from prison officials, however, a feasibility study would not be worthwhile at this time. He advised that Chairperson Martel has been working with staff on this proposal.

Mr. Kastens responded to questions regarding available acreage and the need to extend sewer and water utility lines. He advised that the City Utilities Department is exploring the possibility of a partnership with the Carson Water Subconservancy District to extend sewer and water lines to Moundhouse. In addition, several development proposals have been submitted for the area, and there is a possibility of entering into development agreements with property owners to extend the utility lines. The Utilities Department is also considering installation of a water tank on the north side of Highway 50 to increase capacity and pressure zones. In response to a question, Mr. Kastens explained the procedure for conducting the feasibility study. He advised that a design team has been formed comprised of Lumos & Associates and Capital Engineering staff. Scope of work and a proposal were subsequently submitted with a figure of \$12,000 per site for a comprehensive feasibility study. Mr. Kastens discussed the details of the elements to be studied and, in response to a question, advised that the Costco sale proceeds will be used as the funding source.

At the request of Mr. Kastens, Chairperson Martel reviewed the tentative feasibility study schedule. In response to a question, Mr. Kastens advised that a little over \$2 million in Costco sale proceeds has been deposited into an account. In response to a further question, he advised that the archery range could be included in the proposed site which is near Centennial Park. He provided a status report regarding the Super Outlaw Karts group, and advised that Les Kynett, the new manager of Championship Speedway, is developing a proposal to incorporate the group into his facility.

(1-0420) - Jack Anderson, Chairperson of the Fuji Park Users Coalition (the "Coalition"), advised that the users have expressed a preference for moving as one group and discussed the rationale behind the request. Mr. Anderson advised that the Coalition members further agreed to allocate some funding to accommodate the relocation of the Super Outlaw Karts to the Championship Speedway. Mr. Anderson commented that the Coalition members' "favorite site" was on top of the hill east of the golf course. The Coalition is in favor of the feasibility study. Chairperson Martel solicited additional public comment; however, none was offered.

Chairperson Martel discussed the fatal flaw approach to the feasibility studies. Mr. Kastens acknowledged that future growth and expansion are elements of the feasibility studies. He responded to questions regarding the area currently encompassed by the Super Outlaw Karts, and acknowledged that the sites being

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considered will accommodate Fuji Park, the Fairgrounds, and future growth. Commissioner Wright suggested that the area encompassed by Costco should be included in consideration of desired space. **Commissioner Osborne moved to approve staff's recommendation that the Commission support the position and move forward with feasibility studies on the sites as identified with the Costco funding to be the source for the feasibility studies. Commissioner Simms seconded the motion. Motion carried 7-0-2-0.**

**3. DISCUSSION REGARDING POSSIBLE FUTURE ACTION RELATING TO THE SILVER OAK DEVELOPMENT AGREEMENT PERTAINING TO THE PARK/SCHOOL SITE (1-0552)** - Mr. Kastens reviewed the staff report and, in response to a question, described the subject location. Commissioner Osborne expressed appreciation to Kathy Blankenship and the Boys and Girls Club for making the best of this situation. Commissioner Cabrera inquired as to whether the City is losing three acres of public land. Chairperson Martel explained that the three acres was designated for this particular use. Commissioner Wilke requested that staff include a map in the agenda materials the next time this matter is brought before the Commission. Ms. Blankenship commented that this is a win-win situation for everyone, and that the joint use between the new gymnasium and the Boys and Girls Club will be an advantage. Chairperson Martel expressed appreciation to Ms. Blankenship and the Boys and Girls Club in finding a solution to this situation. In response to a question, Ms. Blankenship advised that the land for the gymnasium will either be deeded to the City in a long-term lease or given to the City for the footprint of the building. This is the reason the Boys and Girls Club would prefer to allocate the Silver Oak money to the infrastructure. Commissioner Wilke clarified that the City will, therefore, not be losing any public land. (Commissioner Elverum arrived at 6:15 p.m.)

**4. UPDATE ON TENTATIVE 2001-02 DEPARTMENT BUDGET (1-0737)** - Mr. Kastens reviewed the staff report and the attachments. In response to a question, he advised that the parks equipment replacement request was "taken under advisement."

### GENERAL DISCUSSION

**FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (1-0775)** - Mr. Kastens advised that an item will be agendaized regarding development of a bicycle park.

**COMMENTS FROM COMMISSION MEMBERS (1-0776)** - None.

**STATUS REPORTS FROM COMMISSION MEMBERS (1-0797)** - None.

**COMMENTS AND STATUS REPORTS FROM STAFF (1-0015)** - Mr. Kastens noted for the record that Approval of Minutes was inadvertently left off the agenda. He advised that the Commission will have at least three sets of minutes to review in the next agenda packet. (1-0798) Mr. Kastens advised of a meeting with the Wellington Crescent Property Owners Association (the "Association") last Sunday evening. He and Commissioner Wilke attended the meeting and responded to questions and comments from the Association members. He commented that the Association members had a great deal of misinformation. He discussed a packet prepared some months ago for a meeting with the Association president, and advised that he distributed approximately ten copies to the Association members present at the meeting. Mr. Kastens indicated that the result of the meeting was positive, and that he looks forward

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to continuing with the project. He advised that the Nevada Department of Transportation is presently staking, surveying and establishing a right-of-way. Once this process is complete, the affected property, if any, will be addressed and the project will move forward. The Association members understand this as do the property owners to the east and west of the subject site.

**STATUS REPORTS ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX AND CAPITAL IMPROVEMENT (1-0844)** - Mr. Krahn reported that the T-Ball parking lot is under construction. He anticipates the project to be completed in two weeks, hopefully before t-ball practice begins. Mr. Kastens advised that the parking lot will definitely be completed prior to the beginning of the t-ball season in May. Mr. Krahn advised that the landscaping will be done in the fall, and that adequate funding is available for both the parking lot and the landscaping.

Mr. Krahn reported on substantial improvements at Centennial Park, including an additional \$20,000 in fencing. Plans for the trail between Governor's Field and Saliman Road will be submitted to the Building Department this week and construction should begin in late spring or early summer. Mr. Krahn further reported that Steinheimer Park is currently under construction. The grading is complete, the irrigation system is installed, the rock walls are constructed, some of the larger trees are planted, and he anticipates that the concrete work will be finished shortly. He commented that he is pleased with the progress. Mr. Krahn reported that use of reclaimed water will begin on Thursday, March 22<sup>nd</sup> at the Edmonds Sports Complex. He acknowledged that the Moffat property has been purchased and advised that it is being managed by Open Space Manager Juan Guzman. Mr. Kastens reported on the ongoing remodeling project in the Sierra Room.

**ADJOURNMENT (1-0929)** - Commissioner Cabrera moved to adjourn the meeting at 6:30 p.m. Commissioner Wilke seconded the motion. Motion carried 8-0.

The Minutes of the March 20, 2001 meeting of the Carson City Parks and Recreation Commission are so approved this \_\_\_\_\_ day of April, 2001.

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GLEN MARTEL, Chairperson