

**CARSON CITY PARKS AND RECREATION COMMISSION**  
**Minutes of the December 15, 1999 Meeting**  
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A special meeting of the Carson City Parks and Recreation Commission was held at 5:30 p.m. on Wednesday, December 15, 1999 in the Community Center Bonanza Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Larry Osborne  
Vice Chairperson John Simms  
Cheryl Adams  
Ken Elverum  
Robert Kennedy  
Glen Martel  
Jon Plank  
Stacie Wilke  
Charles Wright

**STAFF:** John Berkich, City Manager  
Walter Sullivan, Community Development Department Director  
Steve Kastens, Parks and Recreation Department Director  
Scott Fahrenbruch, Parks Superintendent  
Vern Krahn, Parks Planner  
Neil Rombardo, Deputy District Attorney  
Mitchell Ames, Recreation Supervisor  
Katherine McLaughlin, Recording Secretary  
(PRC 12/15/99; Tape 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Osborne. 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 (1-0001)** - Chairperson Osborne called the meeting to order at 5:30 p.m.

**ROLL CALL (1-0002)** - Roll call was taken; a quorum was present. Commissioner Elverum arrived at 5:48 p.m.

**ACTION ON APPROVAL OF MINUTES (1-0008)** - Commissioner Martel moved to accept the minutes of the November 16, 1999 meeting. Commissioner Kennedy seconded the motion. Motion carried 8-0-1-0.

**PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0015)** - None.

**AGENDA ITEMS**

**1. DISCUSSION AND ACTION ON RECOMMENDATION TO THE BOARD OF SUPERVISORS TO PROMOTE THE GENERAL WELFARE OF CARSON CITY BY USING UNDERDEVELOPED PROPERTY LOCATED AT 700 CLEAR CREEK ROAD, CARSON CITY, NEVADA, APN 9-302-5 FOR ITS HIGHEST AND BEST USE (1-0023)** - Mr. Kastens thanked the Commissioners for their presence at this special meeting, and explained that this agenda item is the reason for the non-traditional meeting schedule. The brief nature of the staff report was noted and he attributed this to the lack of detail at the time it was prepared. Mr. Kastens reminded the Commissioners of the presentations by Nevada Department of Transportation ("NDOT") staff regarding the south leg of U.S. Highway 395 and its intersection with U.S. Highway 50, and the impacts this would have on the fairgrounds and other areas over which the Parks Department has jurisdiction. He provided background information on the original configuration which included frontage roads to access the fairgrounds from Jacks Valley Road to the south and Clearview Drive to the north. The configuration has recently been changed and Mr. Kastens referred to a map depicting the revisions. NDOT has eliminated all of the on and off ramps and created a surface street with traffic signals and intersections. The most important factor is the consideration of a traffic

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signal at Clear Creek Road, which has changed the entire perspective of the area in and around the fairgrounds, as there will now be direct access to the subject parcel. Mr. Kastens displayed an aerial photo and pointed out various landmarks, including the subject parcel and 3.2 acres of U.S. Forest Service property. He acknowledged that the subject parcel is in the same undeveloped condition as is depicted in the aerial photograph. He then referred to the 1992 Fairgrounds Master Plan, indicated the locations of various landmarks, including the subject parcel, and advised that the parcel was identified for parking in the master plan. He reminded the Commissioners of past discussions regarding a proposal to reroute Clear Creek Road, and referred to proposed parking locations on the far west end of the park and in the area of the go-cart track. The master plan was officially revised, during discussions with Bar-One, to relocate the indoor arena closer to the outdoor arena so that events could take place concurrently. Mr. Kastens then reviewed the zoning map for the area, and pointed out general commercial parcels surrounding Fuji Park. He discussed the vision of the Fairgrounds Master Plan; the Bar-One proposal; the difficulty in implementing, constructing, and maintaining the master plan without outside assistance; and partnerships between private and public entities to facilitate the "loftier visions of communities." He provided background information on the \$20,000 donated to Ormsby County by the family of the late Fuji A. Woon, and the name - Carson City Fairgrounds - given to the entire facility during development of the master plan in 1992. Mr. Kastens listed the origin of each of the parcels which make up the fairgrounds, and referred to a parcel map depicting the same. He advised that the District Attorney's Office has researched the title for the subject parcel, and introduced Deputy District Attorney Neil Rombardo to discuss the status, restrictions, covenants and limitations associated with it. Mr. Rombardo acknowledged that the subject parcel is the only one which has been researched at this point because the other four parcels are not being considered. Mr. Kastens advised the Commissioners they were not being asked to approve any particular development of the subject parcel. The task was simply to determine how the parcel fits into the fairgrounds master plan, to decide whether or not it should be made available for potential development and, in return, whether anything can be gained for the fairgrounds. He referred to his recommendation in the staff report that a portion of the proceeds from the sale of the subject parcel be allocated toward development of the fairgrounds. (1-0345) Mr. Berkich discussed the design of the southern leg of the freeway generating increased interest by large retailers. He advised that City staff had been approached in the past about development of Fuji Park, and that they had always politely declined. Staff has been working with the Costco Company for the last five years and, more recently, has had "more intense conversations" realizing that the company is subject to a corporate time table to locate a facility in this area, and that other very viable alternatives exist. As a last resort, staff suggested to Costco that if they were interested in pursuing this site, the proposal could be submitted to the Board of Supervisors for a decision. The strategic decision to go forward on this proposal at this time was made because Costco is a very real possibility. Mr. Berkich emphasized that his interest is in achieving the highest and best use, and in gaining the largest benefit to the welfare of Carson City. He has no interest in eliminating Fuji Park as he uses it himself and believes in the benefits it provides to the community. He pointed out, however, that in the current marketplace, it is incumbent upon the community to examine the proposal and determine whether or not there is a better use for the subject parcel. Assessing the "lifetime value" of the property was necessary in determining its highest and best use. Based upon the research done by City staff, there are few uses available for this parcel which would generate the same return to the community as a retailer like Costco, especially when sales and property taxes and the value of the property itself are considered. For that reason, Mr. Berkich urged the Commissioners to consider a recommendation to the Board of Supervisors that the subject parcel be put to a higher and better use. He advised that City staff is sensitive to the concerns of the users, acknowledged that the parcel has been used for parking, and that it plays a role in the functions of the park. As such, he believes accommodations can and should be made for those uses, and advised that successful discussions and workshops with Costco representatives have taken place. Staff is committed to making the ongoing use of the park a continued success. Mr. Berkich advised that the property has been appraised at \$5.25 per square foot, and will generate in excess of \$3 million for the 15-acre site. Based on very conservative sales estimates for Costco (\$75 million), sales tax revenue will be generated in excess of \$1 million. In addition to that, approximately \$100,000 will be generated in sales tax for the Quality of Life Initiative; \$100,000 will be generated for the road fund; and \$100,000 in property tax would be available. The "design of the deal" will determine how the property tax will be allocated. Staff believes that the project can co-exist with the park "to do something great for the community." Mr. Rombardo advised that the title search he conducted revealed that this particular site was

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purchased by Ormsby County in 1889, and that the City has owned it since then. A title search conducted by Northern Nevada Title Company revealed that the only encumbrances on the property are the standard utility easements. The City owns the parcel "in fee" which means completely, with all rights except for those utility easements. The various parcels which make up the park were purchased at different times and in different manners and are not relevant to the subject parcel. With regard to the Fuji family's donation of funds, the actual request was for the park to be located at the airport. Mr. Kastens acknowledged that the subject parcel has primarily been used for overflow parking, and estimated that 10-12 events use it during the entire year. He discussed the master plan requirement for additional parking development at the west end of the park, and the liability risk for people parking across Clear Creek Road. He acknowledged that there is potential within the existing park site for parking improvements which would better accommodate the events. Commissioner Elverum expressed a concern that the existing parking will be compromised with the addition of a large retailer. Mr. Kastens advised that traffic engineers will need to determine traffic volumes and the type of roadway which will need to be constructed. Since the existing right-of-way is fairly substantial, he hopes that the parking will remain in whatever development takes place. Chairperson Osborne pointed out that if the Commission agrees this land should be used for retail development, the structure, the site, the facility, and the parking will have to be submitted to the "entire process" and will eventually come back to the Parks and Recreation Commission for review. Mr. Berkich advised that, working within the 200' right-of-way on Clear Creek Road, the existing parking would be preserved. That level of detail has not yet been reached; however, it is "on the table," and City staff is working with the company. He reiterated that the request of the Commission is for approval to relinquish to the Board of Supervisors this parcel for development. The site would be developed within all of the conditions, regulations, and restrictions which are normally placed upon this type of a project. Mr. Berkich explained that the project will generate a certain number of parking spaces, and that the president of Costco has committed to "going 5% above any local codes." Costco has a big concern with parking at their Reno store. Carson City staff shares the concern, and dialogue has taken place with the company about being neighbors to a park site. In response to a question by Commissioner Martel, Mr. Sullivan advised that the land use master plan for north of Clear Creek is zoned commercial, and south of Clear Creek is zoned public. All 15 acres, including the U.S. Forest Service site and the RV park, are zoned commercial. He referred the Commissioners to the zoning map, and advised that it was reviewed in 1995-96 by the Master Plan Technical Advisory Committee, which included a representative of the Parks and Recreation Commission and Mr. Kastens. The parcel was designated as commercial zoning at that time. In response to a question by Commissioner Kennedy, Mr. Berkich advised that the particular stretch of road which intersects the subject property is the responsibility of NDOT. Commissioner Kennedy pointed out that NDOT may be inclined to take similar action as has been done with the Highway 50 parking at some time in the future. Mr. Berkich advised that maintenance of the road has been the subject of ongoing discussions between NDOT staff, Washoe Tribe representatives, and Douglas County representatives. Carson City has taken a leadership role in preserving the road in its current state, and has received Board of Supervisors approval to maintain the road through a partnership with the above-mentioned entities. This has led to further discussions with NDOT whereby, subject to Board of Supervisors approval, the Highway Transportation Board will agree to abandon the subject stretch of Clear Creek right-of-way back to the City. The issue is being addressed and will most likely be finalized in January. Commissioner Kennedy commented that in other partnerships with private entities, assistance has been provided to develop parking. He suggested that developing parking further west for the sake of the park may be a possibility, and pointed out that if Costco doesn't close until 9:00 p.m., their parking lot would not necessarily be available after 5:00 p.m.. In response to a question by Vice Chairperson Simms, Mr. Berkich advised that the proposed project has always been, and continues to be, one single store, and that the proposed Costco will be the largest in Nevada. With regard to other possible sites for location of a Costco store, Mr. Berkich advised that given the corporate parameters for location, no less than six sites were considered in Carson City; however, none of these fit the corporate requirements and, because of that, store representatives were being forced into looking south of Carson City. Given the fact that there are numerous opportunities south of town, the City was required to offer the subject parcel for consideration by Costco. Costco representatives see the future potential and have very earnestly and diligently worked with City staff to bring the proposal to this point. In response to a question by Commissioner Wilke, Mr. Berkich explained that City staff has been working with Costco for five years. They were within days of a building permit last time they were here; however, "corporate things changed" and they backed out of the market. They are now interested in opening a store

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before Christmas of next year. Mr. Berkich pointed out that there are other opportunities which will work well for Costco. City staff is, therefore, attempting to be flexible, responsive, and responsible. Consideration by the Commission shows Costco that the City is committed to meeting their time frame. Commissioner Wilke further inquired as to parking needs between the time Costco is completed and the time sales tax is available. Mr. Kastens explained that there will most likely not be a need to wait until that time. The sale of the property will generate proceeds and he hopes these can be utilized. He advised that the area to the west of the fairgrounds which could potentially be used for parking is approximately 3-5 acres. Discussion ensued with regard to the available right-of-way which could be used for parking development, and Mr. Berkich confirmed that there are a number of opportunities to pursue to ensure maintenance of adequate parking for the park users. In response to a question by Chairperson Osborne, Mr. Berkich advised that sales tax accounts for approximately 45% of the City's revenue. He explained that the City's revenue is "threatened" by foreign competition, the Internet, etc. Continually at the forefront of the City's corporate goals is to do the "right kind of projects that add to the quality of life in Carson City" and also make sense business-wise. The Quality of Life Initiative gets 1/4 of 1% of the sales tax revenue which, for the proposed project, represents approximately \$100,000. At the request of Commissioner Kennedy, Mr. Berkich explained the process for including this parcel into the redevelopment district. In researching the possibility with some of the "forefathers of redevelopment" in Carson City, he was informed that they always envisioned satellite parcels attached to the downtown redevelopment district. The main reason this is the preferred approach is because, under redevelopment laws in the State of Nevada, the City has the "business ability" to negotiate with any one it chooses which ensures the highest and best use and, therefore, the greatest lifetime value for the subject parcel. Chairperson Osborne thanked Mr. Berkich for his presentation, and solicited public comment. (1-1134) Jay Meierdierck, a former Commissioner, advised that he had participated in development of the fairgrounds master plan and that, at the time, there was a different "mix of users." He suggested that the master plan be reviewed and possibly revised as it is no longer as relevant for the existing users, and expressed favor for the proposal with that stipulation. He encouraged the Commissioners to recommend to the Board of Supervisors that all or a large portion of the proceeds be returned to the Parks and Recreation Commission for park purposes. He suggested that, in the long run, the entire area may go commercial and that the Commissioners may want to keep in mind the possibility of relocating the events. (1-1211) Sue Coffey, a Carson City resident, expressed the opinion that the proposal cannot be a "win-win" situation as long as Fuji Park and the arena remain; that the uses are totally conflicted. She suggested that if the property has so much commercial value, the City should "let it all go retail" and make some commitment to set aside sufficient funds to purchase other property for equestrian, auto, and other such events, and to maintain the facilities. She provided the example of the Douglas County Fairgrounds which are booked over a year in advance. (1-1290) Jack Anderson, President of the Carson Kruzers, advised that his group has been using the Fuji Park facility for approximately 15 years. The biggest draw to Fuji Park is that it is out of town, and has the facilities to accommodate music/bands. He expressed the concern that if a large retailer moves in, Fuji Park will be "next to go." He discussed the "disarray" of the fairgrounds and the park for the last "five or six years," the value of John Serpa's property across the street, parking problems at the Reno Costco store, potential parking problems at the proposed location, and use of the west end parking lot at Fuji Park. In response to a question by Commissioner Wilke, Mr. Anderson advised that the Carson Kruzers event will be canceled if the Commission approves development of the proposed project. He stated that the issue has been discussed at the last couple of meetings and consensus of his committee is that they are "not going to fight the parking anymore or anything else out there. It's not worth it." He commended Denny Howard for the excellent job he has done with the park and the funding he has available. (1-1375) Kay Elverum, a Carson City resident, expressed support for "some sort of mitigation." She suggested that if the land is sold for commercial use the Commission specify that an amount of money be set aside and that the land to replace Fuji Park be chosen. The fairgrounds facilities draw special events to the community. If the City is going to lose the facility, it needs to ensure that another facility will be built at some time in the future. She suggested making this a part of any contract with Costco, and reiterated that the replacement land should be specified. (1-1410) Jim Rankin, a resident of Carson City, discussed the significance of Fuji Park in his personal life. He referred to the newspaper article which discussed the "highest and best use" of the area and stated that it had "scared" him. He expressed a concern that the fairgrounds and rodeo arena would be next on the list to sell off, suggested that the relocation area be planned in conjunction with development of the proposed project, and discussed the incompatibility of a large retailer with the fairgrounds and rodeo arena. He

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advised that the Dayton and Douglas County rodeo arenas and fairgrounds are being expanded. He encouraged the Commissioners to not "release control" to the Board of Supervisors to sell the parking area, cripple the rodeo arena, and "create a mess" with Costco and the fairgrounds and the rodeo arena all in the same "pocket." (1-1475) Seig Goepner advised of his involvement in dog show events, and in developing the park over the last ten years. He informed the Commissioners that the dog show could not go forward without the overflow parking area. The overnight and day of show parking has been increased, and the arena is now being used to accommodate RVs and motor homes. He expressed the opinion that these uses could not co-exist with Costco, and advised that there is no other area in which to hold the dog show in Carson City. In response to a question by Chairperson Osborne, Mr. Goepner advised that the dog show is scheduled once a year. In response to a question by Commissioner Wilke, Mr. Goepner explained that 90% of the dog show participants are from out-of-town, and that the show is part of a circuit. Attendance varies from 1,000 to 1,400 people, and a minimum of 1/4 of that number are entrants. The show is scheduled for the last weekend in September or the first weekend in October. (1-1535) Bonnie Ryan, a 29-year resident of Carson City, expressed concern for Fuji Park as a member of Eagle Valley Riders. She was a president and officer of the Fuji Park Horsemen's Association, and is working as a volunteer with the Carson City Horsemen's Association. She discussed the one-time reputation of Fuji Park as the best arena grounds in northern Nevada, the park bond passed in the early to mid-'70's, and plans for Centennial Park. She expressed support for a large retailer such as Costco but suggested the need for "Costco customers to understand that there are animals across the street." She discussed two-day horse trial events, and the \$1 million dollar insurance requirement. If Fuji Park is going to be moved, she requested concrete assurances that it be done in a specified amount of time so that the City won't lose a good facility. (1-1645) William Kuglar expressed support for Costco and the increase in sales tax and property tax revenues, but opined that inadequate information had been provided to the Commission with regard to the parking and its potential use. He suggested that the issue of "overflow into the park" needs to be addressed prior to the Board of Supervisors making the decision. He expressed the opinion that Costco is "holding the Commission hostage" with the threat of moving into Douglas County, that the decision is being required to be made too quickly, that the master plan which the Commission and citizens spent "years developing" could be "thrown out" in one night. He suggested that a new master plan be developed which would determine the best use of the park, and that the users of the park be afforded the courtesy of a relocation commitment for the park. He discussed the redevelopment authority receiving the property tax revenue, the general fund receiving the sales tax revenue, and a very small percentage being allocated to the open space over which the Commission "would have no control." He recommended that the money be ear marked now, and that the Commission make its demands before relinquishing authority over the parcel. He requested that the Commissioners review the impact to the park of the major boulevard which will have to be developed and constructed, that information be gathered, traffic and parking studies be reviewed, and citizen comments be taken into consideration. He suggested that if commercializing the parcel is the highest and best use, the entire park should be included in the redevelopment district, after a suitable site has been found to relocate the facility and build a first-class arena and events center. He expressed the opinion that the future development rights of Fuji Park are being eliminated because it will continue to decline. (1-1750) Penny Fairfield, a Carson City resident, concurred with the previously stated opinions. She expressed concern that the City had not determined the availability of land for relocation of Fuji Park, and stated that the citizens have no "real assurance of what's available out there, what hasn't been bought up by the freeway going through." She agreed with previously stated opinions that monies should be guaranteed to a new park. (1-1795) Loretta Marson, a resident of Carson City since 1969, discussed the length of time it took for the exhibit hall at Fuji Park to be completed, downtown redevelopment projects, the aquatic facility, traffic problems on the south end of town, Costco's previous interest in locating in Carson City, parking at Fuji Park, events which generate revenue for the City, the single use nature of Fuji Park, and its security. She expressed the desire to see some of the Question 18 funds be allocated to Fuji Park. Chairperson Osborne suggested that the citizens attend the meetings wherein the Commission prioritizes the expenditures for the year. Ms. Ryan encouraged the Commissioners to consider the decision carefully and not rush it "just because Costco has a time line." (1-1925) Linda Gordon, of Dayton, advised she is a Carson Kruzer member. She discussed a recent trip to the Reno Costco store, and the problems she experienced with the parking, the freeway, and traffic from the surrounding retailers. She compared these problems with potential problems which would be caused by the addition of a large retailer, discussed the existing problems with traffic during the Carson Kruzers event, and expressed the opinion that

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population and congestion issues "need to be taken care of before Costco." She inquired as to consideration of the residences located behind the proposed Costco location. (1-2025) Bob Newman, Treasurer of the Bonanza Kennel Club and a resident of Washoe Valley, discussed the ideal nature of Fuji Park for the dog show, the value of the animals which are entered, the revenue generated for the benefit of the community the dog show event, and the amenities of Fuji Park. Chairperson Osborne solicited final public comments, however, none were provided. He thanked everyone for their input. Commissioner Wilke inquired as to alternative sites to accommodate the users of Fuji Park. Mr. Kastens explained that the Bureau of Land Management ("BLM") recently identified, in their land use plan, the majority of the property within Carson City as potential recreational and public purpose property. He listed parcels, as follows: 3-4 acres off of Highway 50 which is part of Centennial Park; 60-80 acres off of Deer Run Road; five acres at the end of Koontz Lane; acreage to the north of the Edmonds Sports Complex along the freeway right-of-way; possible land which is south of the Stewart Facility football field; an 80-acre parcel along Arrowhead Drive; a clear zone area owned by the Airport Authority; the Silver Saddle Ranch; and BLM land at the end of Goni Road. Commissioner Wilke inquired as to how Fuji Park could be relocated in time to not lose some of the events. Mr. Kastens explained that the development of the subject parcel would not necessarily mean the doom of the events at Fuji Park. There may have to be some adjustments at the fairgrounds in order to accommodate some of the events. He offered his assistance for making these accommodations, and pointed out that each user group needs to be open to all the possibilities, such as areas of the park which they have never used before. He has considered other areas of town, and that the BLM property can be leased for recreation and public purpose at no cost. There are numerous City parks which have utilized this method, i.e., Edmonds Sports Complex, Centennial Park, the Trap Range, the Rifle and Pistol Range, etc. Commissioner Wilke inquired as to the traffic which will accumulate between Costco opening on Christmas and the bypass not going in until 2003. Mr. Berkich advised that traffic impacts are being studied. Costco has retained a traffic engineer to determine the types of improvements needed to the existing infrastructure, traffic lights, turning lanes, how to synchronize the new light with other lights on 395, etc. Costco's traffic engineer will be working with NDOT and City traffic engineers to reach a solution which will serve the interests of everyone. Mr. Berkich acknowledged that the traffic lights and turn signals will be installed before Costco opens.

Chairperson Osborne recessed the meeting at 7:35 p.m. and reconvened the meeting at 7:48 p.m.

In response to a question by Commissioner Kennedy, Mr. Kastens estimated that Fuji Park encompasses about 40 total acres, and that approximately 25 acres would be needed to construct a similar fairgrounds facility in a different location. Commissioner Kennedy expressed appreciation for the public's view of the recreation and quality of life provided by Fuji Park. He agrees that a 25-acre parcel should be chosen for relocation of the fairgrounds and park, and stated that if Costco wants to be open in one year, the Commission should commit to locating the parcel in that amount of time. He acknowledged this was not part of the agenda item but thought it important to let the community know that this would be a goal of the Commission. Chairperson Osborne concurred with Commissioner Kennedy's point, and discussed the advisory nature of the Commission for the benefit of the public. Chairperson Osborne read staff's recommended action into the record: That the Parks and Recreation Commission recommend to the Board of Supervisors that the undeveloped property located at 700 Clear Creek Road be made available for its highest and most valuable use for future possible development. **Commissioner Martel moved that the Parks and Recreation Commission recommend to the Board of Supervisors the motion as read by Chairperson Osborne, with a couple of additions: That in the negotiations which go forward with whomever might be on that site, the dollars are negotiated to go directly to parks, at least a certain percentage to be determined in the future, but no less than half that. He concurred with Commissioner Kennedy that the Parks and Recreation Commission should commit to replace the park, and that one year is a reasonable time frame to find a site. Commissioner Kennedy seconded the motion.** Commissioner Adams requested that language be added to the motion indicating that a portion of the property tax revenue also be ear marked for future parks. Mr. Rombardo advised that language could not be added to the motion, and that Commissioner Martel's motion should be stated more definitively. **Commissioner Martel moved that the Parks and Recreation Commission recommend to the Board of Supervisors that, in order to promote the general welfare of Carson City by using underdeveloped property located at 700 Clear Creek Road, APN 9-302-05, for its highest valuable use, the aforementioned property be made**

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**available for possible future development with the two additional requests that fifty percent of the sale price go directly to the Parks and Recreation funding and that the Parks and Recreation Commission commit to finding a site within one year. Commissioner Kennedy seconded the motion.** Commissioner Elverum expressed opposition to the stated motion, and recommended that all the sales proceeds be allocated to the Parks and Recreation fund. He discussed the definition of "highest and best use," and expressed appreciation for the attendance and testimony of the public. He expressed support for Costco coming to Carson City, and discussed the existing and potential traffic problems, the short life expectancy of Fuji Park because of its location near the future freeway interchange, safety issues for events at Fuji Park, overflow parking, and the public safety complex "taking a small park." He recommended rejecting staff's proposal on the basis that the function of the Commission is to protect and enhance parks and recreation, and that the subject parcel and the fairgrounds be sold with the proceeds to be used for replacement. Commissioner Plank disagreed with Commissioner Elverum's objection to the motion; however, he agreed with some of his concerns and those expressed by the citizens. He pointed out the importance of focusing on the nature of the motion and awaiting the outcome of the proposed transaction. He expressed a serious concern about interfering with current events at Fuji Park. However, as he pointed out, the current level of traffic would be the same if Costco located in Douglas County, but revenues for street maintenance, the general fund, and open space would be lost. Other projects, such as the library, could benefit from this development as well. He encouraged the Commissioners to focus on the motion as it was made and seconded. Vice Chairperson Simms requested information on the allocation of the tax revenues, and Mr. Rombardo explained that the property tax will be allocated to the redevelopment authority, and the sales tax will be allocated to the general fund. Vice Chairperson Simms discussed the personal impact of the development of the Reno Costco store, his reaction to the newspaper articles on the proposed project, and his support of the motion. He emphasized his support for relocating the fairgrounds and his appreciation for the comments and input by the citizens in attendance. Discussion ensued with regard to the potential sales figure and Commissioner Kennedy suggested that the motion be amended to indicate that one hundred percent of the sales proceeds be allocated to the Parks and Recreation fund. At the request of Chairperson Osborne, Mr. Rombardo provided input with regard to the procedure for amending the motion. Discussion ensued with regard to the allocation of the sales proceeds. Chairperson Osborne expressed his support for the motion, and discussed his belief in the quality of life provided by parks in this community, the fairgrounds facility and the events which take place there, his concern for the "big picture" in Carson City, and the "win-win" nature of the proposal for the community and for the Parks Department. He pointed out that a portion of the sales tax revenue has already been ear marked for parks because of the Quality of Life Initiative. He discussed the comments that users are already taking their events to the neighboring counties because the fairgrounds arena is in poor shape and is not kept up, and the possibility of improving the existing facility or relocating it. He does not want to see events leave the Carson City area, but is supporting the motion because he believes it is in the best interests of Carson City and the future of the Parks Department. Commissioner Kennedy requested Commissioner Martel to consider an amendment to the motion to indicate a recommendation that one hundred percent of the proceeds be returned to the Parks and Recreation fund as opposed to fifty percent. **Commissioner Martel moved to amend his motion to indicate a request that one hundred percent of the dollars from the sale of this property be allocated to the Parks and Recreation Commission fund. Commissioner Kennedy continued his second.** Discussion ensued with regard to the procedure for voting on the amendment and the previously stated motion. Chairperson Osborne restated the amendment and called for a vote. **Motion carried 9-0, and Chairperson Osborne advised that the previously stated motion was now amended.** Commissioner Elverum expressed his continued opposition, although he was glad that the recommendation was to allocate one hundred percent of the sale proceeds to the Parks and Recreation fund. He expressed his support for Costco coming to Carson City, and reiterated his opinion that the Commission should communicate its opposition to the proposal based on its responsibility to protect parks. **Chairperson Osborne called for a roll call vote on the motion. Commissioners Adams, Kennedy, Martel, Plank, Wright, Vice Chairperson Simms, and Chairperson Osborne - Aye; Commissioners Elverum and Wilke - Naye. Motion carried 7-2.** Chairperson Osborne thanked the Commissioners and the public for their input.

**2. REVIEW AND ACTION ON 5-YEAR CAPITAL IMPROVEMENT PLAN (1-3265) - Mr. Kastens reviewed the documentation accompanying the staff report, and advised that the Commission's task**

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was to determine whether or not the delineation of the coded items was acceptable. Commissioner Wright suggested reprioritizing the "New Community Park-South end of town" as this could be a valid replacement for Fuji Park. Following a brief discussion, Commission consensus was to move this item to the "A" list. Commissioner Kennedy suggested removing the "south end of town" designation and the Commissioners concurred. **Commissioner Kennedy moved that the Commission approve the 5-Year CIP report as presented by staff with the amendment to move the new community park from the "D" list to the "A" list. Vice Chairperson Simms seconded the motion. Motion carried 9-0.**

**3. REVIEW AND ACTION ON 2000-2001 CAPITAL IMPROVEMENT BUDGET REQUESTS (1-3391)** - Mr. Kastens advised that the new community park would be added to the list attached to the staff report. As requested at the last meeting, the items were listed as prioritized by the Commission last year. He explained that the items with asterisks could be funded depending upon the Board of Supervisors decision on the Sheriff's Dispatch Center software package. He reviewed staff's recommended priorities, advised that the Commission's task was to prioritize the projects for the year 2000, and reminded the Commission of the method used last year. Chairperson Osborne suggested prioritizing the top five projects. Vice Chairperson Simms inquired as to the reason for reprioritizing the projects. Mr. Kastens and Mr. Fahrenbruch pointed out the new projects which may not have been considered by the Commission last year, including the Mills Park exercise course, Community Center facility signage, Community Center auditorium seating, Mills Park Highway 50 temporary parking, and Citywide park signage. At the request of Commissioner Elverum, Mr. Fahrenbruch reviewed the details of the new projects. Mr. Ames reviewed the auditorium seating project. Chairperson Osborne concurred with the point made by Vice Chairperson Simms that the Commission need not reprioritize projects which have not yet been completed. He suggested prioritizing the new items only and adding them to the end of the 1999 priorities list. Commissioner Plank suggested that, because the Convention and Visitors Bureau has come forward with \$16,000 for the Highway 50 temporary parking project, perhaps this project should be prioritized and completed. He concurred with Chairperson Osborne that the same projects did not need to be reprioritized, and expressed concern for completing the Governor's Field project so that the Parks Department could move on to another project. Discussion ensued with regard to waiting for the Board of Supervisors decision on the Sheriff's Office Dispatch project. Mr. Kastens advised that if the Commission wanted to leave their priorities the same, he would simply continue to address projects in order of priority. He will represent to the CIP Committee the priorities of the Commission. **Commissioner Elverum moved that the Mills Park Highway 50 parking project be moved up to number 2 in front of Governor's Field irrigation system phase II, and that the priorities be kept the way they are with that one addition. Commissioner Wilke seconded the motion. Discussion ensued with regard to the motion. Chairperson Osborne called for a vote on the pending motion. Motion carried 9-0.**

**4. REVIEW AND ACTION ON REQUEST FROM CAPITOL CITY GUN CLUB FOR FULL USE LIQUOR LICENSE AT THE TRAP RANGE (2-0132)** - Chairperson Osborne expressed appreciation for the patience of the Capitol City Gun Club representatives. Mr. Kastens reviewed the staff report and introduced C.J. Bawden. Mr. Bawden discussed the reason for the request, and pointed out that the "first and key issue" of the Gun Club is safety. There has been no alcohol allowed on the firing line for the last twenty years. This rule has always been, and always will be, observed. Mr. Bawden advised that a competent person, trained in accordance with Nevada laws, will be hired to distribute all liquor. This person will also be subjected to a background check by the Sheriff's Office. He explained the "closed gun case policy" as related to drinking alcoholic beverages. Mr. Bawden acknowledged that the Gun Club is a non-profit, membership organization, which is open to members and non-members. Membership provides voting rights, and various benefits. In response to a question, Mr. Kastens advised that the Gun Club property is leased from the BLM under a recreation and public purposes agreement. It is considered City property and a City park and, therefore, improvements or additions require approval by, and become the property of, the City. The City has a written agreement with the Gun Club for the operation, maintenance, and development of the site. Mr. Bawden acknowledged that once a user has consumed an alcoholic beverage, they are no longer allowed on the firing range. (2-0238) Ken Waters, a member of the Capitol City Gun Club Board, discussed the rules regarding alcohol which state that once an alcoholic drink is consumed, "the person is done shooting and their gun is in their car." Safety is the first priority. Commissioner Elverum inquired as to

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how this rule is enforced, and Mr. Bawden explained that the club manager and employees will be present to enforce the rule. He pointed out that the Gun Club users have always conducted themselves in a safe manner with one-day liquor permits. Signage is clearly posted "everywhere" that there is to be no alcohol on the firing line. Mr. Waters advised that the Gun Club is "militant" about posting the rules on bulletin boards and making them available to members and non-members. Mr. Bawden acknowledged that there are signs in place which advise that once a patron has had a drink, he/she cannot shoot again. He further advised that the Board of Directors has the authority to remove a person from the premises, and to arrange for a ride if necessary. The Board of Directors also has the authority to discipline a member by suspension or revocation of membership and/or privileges. In response to a question, Mr. Kastens advised that Centennial Softball Complex has a full-use liquor license. Vice Chairperson Simms discussed the fact that people still drink and drive although there are laws prohibiting it. He expressed a concern that people would do the same thing at the gun club, and that the Commission would be setting a precedent by approving this request. He requested a copy of the written rules for review prior to making a decision. Mr. Bawden indicated he would provide the rules to the Commission. He referred to his letter contained in the agenda packets which listed two other clubs with full-use liquor licenses, and reiterated that the people who would be serving the alcohol would be trained according to Nevada law. Commissioner Plank commented that enforcing this rule would be easier than enforcing drinking and driving laws, as the Gun Club rule is more cut and dried, i.e., one drink and you're done shooting. He is comfortable with approving the request for a liquor license as long as the enforcement is adequate. He forewarned the Gun Club representatives that they would be "drilled" on the enforcement issue by the Board of Supervisors as well. In response to a question, Mr. Kastens advised that there are no limitations in regard to alcoholic beverages in any of the City parks except for Governor's Field and Edmonds Sports Complex, which have specific limitations and restrictions. The Roberts House also has a restriction because of past problems with transients; however, the City allows the Landmarks Society to apply for special permits for social events. All other City parks are open for alcohol consumption. In response to a question, Mr. Bawden acknowledged that the Gun Club has youth and family memberships and that, upon completion of the clubhouse, the Nevada Department of Wildlife Hunter and Firearms Education facility will most likely draw more youth and female shooters into the sport. The new clubhouse has a designated bar area in a separate section and, if the liquor license is approved, the club will add a full-use food distribution license. Commissioner Wilke advised that she had called Sage Hill Clay Sports and was informed that they have had no incidents and that they do have enforcement provisions. In response to a question, Mr. Bawden acknowledged that the Gun Club has applied for and received day-use liquor permits, and that there have been no incidents as a result. He advised that the membership has been very compliant with all the rules and there has never been an incident where someone has had to be removed from the premises or their privileges revoked. Commissioner Elverum inquired as to whether or not servers of alcohol are legally obligated to cut off visibly intoxicated patrons from further drinking, and the possibility of liability if they do not. Mr. Bawden acknowledged that this was true. In response to a further question, Mr. Bawden advised that the Sage Hill Clay Sports and Red Hills Hunting Preserve facilities are private facilities. Commissioner Elverum expressed a concern that services in a public park would place the City in a position of liability. Mr. Kastens explained that the same situation exists at the Centennial Softball Complex, and that the licensee will be whomever is designated by the Gun Club. That person will then be subjected to a background check, and any problems associated with the license will be the responsibility of that person. Mr. Kastens acknowledged that allowing a liquor license does add to the City's liability and this is why the City requires the Gun Club to carry additional liability insurance. Mr. Kastens pointed out that the liability would not be increased provided the facility is operated in a responsible manner. (2-0460) Mr. Waters discussed enforcement of the Gun Club rules by its membership. Chairperson Osborne expressed appreciation for all the comments and advised that he had toured the facility, and appreciated all the efforts by the Gun Club. He knows the members will guarantee that there will be no problem. He expressed the opinion that the Gun Club representatives had not demonstrated the need for a full-use, year-round permit when they have acknowledged using short-term permits in the past. Commissioner Adams concurred with the comments of Chairperson Osborne, and stated she didn't want to see alcohol and guns mixing. (2-0530) Jerry Meyer, Vice President of the Gun Club, has been active at the Club since 1991, and has been shooting for approximately twenty years. He discussed traveling to most of the gun clubs in northern California, some in southern California, and all of them in Nevada. Every club has a bar at least for particular events. There has never been a shooting accident at any of these clubs. Mr. Meyer acknowledged that the Gun Club applies

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for and receives special liquor permits for their events. Commissioner Elverum pointed out that the objection raised by the Commissioners so far is to a full-time, year-round license. Commissioner Wilke inquired as to whether the Gun Club was planning to have a restaurant at some time in the future. (1-0575) Raymond Smith, the manager of the Gun Club, advised that every gun club he can think of, except one private club, has a bar. There has never been a documented, alcohol-related accident. As Mr. Waters pointed out, the Gun Club users govern themselves and everyone has a responsibility to do so. "Safety is first and foremost." He discussed the need for diversification in order to bring in additional revenue. Commissioner Plank reiterated his support of staff's recommendation. Mr. Smith commented that time has proven the point that the gun club has an excellent safety record. Commissioner Kennedy expressed his strong support of the Capitol City Gun Club, and commented that their reputation has been outstanding in the area of safety. He supported staff's recommendation and **moved that the Commission recommend to the Board of Supervisors that the Capitol City Gun Club be granted a full use liquor license at the trap range. Commissioner Wright seconded the motion. Chairperson Osborne called for a roll call vote on the motion. Commissioners Wilke, Plank, Martel, Wright, Kennedy - Aye; Commissioners Adams, Elverum, Vice Chairperson Simms, and Chairperson Osborne - Naye. Motion carried 5-4.**

**GENERAL DISCUSSION**

**FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (2-0698)** - Chairperson Osborne requested that the status of the freeway and bike paths be agendized as a monthly report. Mr. Kastens advised that the December 21, 1999 meeting would be canceled.

**COMMENTS FROM COMMISSION MEMBERS (2-0714)** - Commissioner Kennedy commented that he would not be continuing on the Commission after January 1, 2000. He expressed his enjoyment at serving on the Commission for the last four years, and stated that it has been very worthwhile. He has enjoyed meeting and developing friendships with his fellow Commissioners. Chairperson Osborne expressed appreciation on behalf of the Commission and himself for Commissioner Kennedy's service.

**STATUS REPORTS FROM COMMISSION MEMBERS (2-0734)** - None.

**COMMENTS AND STATUS REPORTS FROM STAFF (2-0735)** - None.

**STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX, AND CAPITAL IMPROVEMENT (2-0738)** - Mr. Kastens reported that the pool is moving along. Temporary heating problems are being worked out, but the construction is going much smoother. To date, the contractor has not asked for nor have they been granted any further extensions. January 31, 2000 is the project completion date. Mr. Krahn reported on the streambank stabilization and erosion control project on the east side of Carson River Park. The Streets Department has been extremely instrumental in assisting to complete the project. He encouraged the Commissioners to drive out and view the project. The hydroseeding was completed today, and the "below the River" portion is virtually complete. The project will be put on hold for a short time while staff reviews the status of grant funding to determine whether or not the detention basin can be completed in order to create the snow park. The project on the west side of Carson River Park is moving along very quickly. It has been divided into two parts: the parking lot and the fishing pier. The north side of the project has been hydroseeded, one security gate will be installed Monday, December 20, 1999, and the fishing pier will have everything but the railing installed by the end of next week. In response to a question, Mr. Krahn advised that staff had worked around the beaver. The linear park project is moving along. The bridge is scheduled to be installed the last week of December. That project was divided into three portions, and all of the tasks in the first two portions have been completed. The switching and electrical gear for the Edmonds Sports Complex is supposed to be delivered on December 22, 1999, and installation of the wiring should begin the first week of January. January 30, 2000 is the contractual deadline and the project is pretty close to being on schedule. Mr. Fahrenbruch advised that construction on the Long Ranch Open Space, Phase IV has begun. Parks staff has taken over the maintenance of Long Ranch phases I and II. Phase III is considered Long Ranch Park and staff is finalizing the inspection process. Maintenance of the park will begin in the spring. Phase IV is open space to the north of Long Ranch Park and will include

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paths, native vegetation, and trees with an irrigation system. Construction is ongoing. Construction progress at Blackwells Pond Park includes completion of the grading, installation of concrete blocks, and construction of retaining walls. The goal is to install the irrigation system and most of the amenities, and be ready to hydroseed in the spring. Phase I of the Northridge linear park project is complete with the exception of a few punch list items to be completed in the spring. The Empire Ranch project is 90% complete, and should be completely finished within the next month. At the request of Mr. Kastens, Mr. Fahrenbruch updated the Commission on the Graves Lane Extension Project. Parks staff will be maintaining all of the medians landscaping and the sod triangle. Mr. Fahrenbruch advised that this will be presented during the budget process as maintenance of this area will be a stretch of staff and resources. Chairperson Osborne inquired as to when the Commission had input on the fact that the Parks Department would be maintaining the area once it was completed. Mr. Fahrenbruch explained that the Parks Department had requested manpower for Graves Lane as part of last year's budget process. It was addressed as a specific impact to the Parks Department once it came on line. He advised that the project has not received final approval and that the landscape contractor does have a 90-day maintenance period; however, the budget process and the time that the Parks staff will become responsible for maintenance will coincide. Commissioner Kennedy inquired as to the progress of the grass seed on the west side of the Community Center. Mr. Fahrenbruch advised that the area has been hydroseeded and will lay dormant until spring much like the Edmonds Sports Complex.

**ADJOURNMENT** (2-0918) - Commissioner Martel moved to adjourn the meeting at 9:30 p.m. Commissioner Wilke seconded the motion. Motion carried 9-0.

The Minutes of the December 15, 1999 meeting of the Carson City Parks and Recreation Commission are so approved this \_\_\_\_\_ day of January, 2000.

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LARRY OSBORNE, Chairperson