

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, September 17, 2002 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Jim Dunn
Vice Chairperson Stacie Wilke
Donna DePauw
Tom Keeton
Glen Martel
Larry Osborne
Jon Plank
John Simms

STAFF: Steve Kastens, Parks and Recreation Director
Scott Fahrenbruch, Parks/Facilities/Cemetery Operations Director
Vern Krahn, Parks Planner
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 and inspection during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0001) - Chairperson Dunn called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Cabrera was absent. Commissioner Martel arrived at 5:37 p.m.

ACTION ON APPROVAL OF MINUTES - September 3, 2002 (1-0008) - Commissioner DePauw moved to accept the minutes. Commissioner Keeton seconded the motion. Motion carried 7-0.

PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0018) - None.

AGENDA ITEMS:

1. UPDATE AND ACTION REGARDING RONALD D. WILSON MEMORIAL PARK - PHASE 1A CONSTRUCTION (1-0024) - Mr. Krahn reviewed the staff report, advised of the location of the park, discussed its design and layout as depicted on a displayed drawing, and reviewed allocated funding and amounts expended thus far. [Commissioner Martel arrived at 5:37 p.m.] Mr. Krahn referred to the Boldr™ Climbing System brochure included in the agenda materials, and advised that it will be the first of this type of playground equipment in Carson City. The cost is approximately \$35,000. He advised that water is not proposed for Phase 1A of the project; however, when water is brought to the site, the lines will have to be constructed across the entire length of the park frontage. The cost to install water at the project site is approximately \$170,000. Reclaimed water is a possibility in the future if the park is developed further.

Mr. Krahn reviewed the proposed improvements as depicted on a displayed site plan. He anticipates a late winter/early spring construction cycle, and advised that a special use permit will be required for the project. He responded to questions regarding similar climbing systems installed in neighboring counties and the height of the climbing wall. He noted that the climbing wall is no higher than the outside structures of the

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more traditional playground equipment in other City parks. He advised that the Soft-fall product will be placed underneath the climbing wall. Vice Chairperson Wilke commented that the climbing wall is a nice alternative to traditional playground equipment. Mr. Kastens noted that staff's intent was to create a unique appearance at this park. Mr. Krahn advised that the plan calls for a traditional piece of playground equipment for younger children during phase 2 of the project. He acknowledged that signs will be posted prohibiting OHVs in the park. In response to a question, Mr. Krahn advised that the original cost estimate, developed in 1998, will have to be revisited. He acknowledged that bringing water into the site will be an expensive element of the project.

(1-0250) Mary Fischer, co-owner of the Cottonwood Mobile Home Park, expressed opposition to development of the park. She indicated that during public hearings on the park master plan, there was no discussion with regard to phasing development. She advised of concerns, at the time of the public hearing process, with regard to trespassing on the Cottonwood Mobile Home Park's private road. She stated that traffic coming into the park will also present a problem. She advised that reclaimed water will be strongly opposed as the park is adjacent to a wellhead protection area. She noted that restroom facilities are not included in the plan, but suggested that the unique playground equipment will attract people from all over the City. She recommended consideration of restrooms for the park, and suggested that Mills Park may be a more appropriate location for the proposed climbing wall. She advised that residents of the Cottonwood Mobile Home Park are 55 years of age and older.

(1-0327) Donna Wilson-Smith noted that the park has been in the design stage for quite some time. She expressed the understanding that the intent has always been to develop the park in phases "because there's never been enough money to get it all done at once." She has lived adjacent to Long Ranch Park for over two years and stated that she has never had anyone knock on her door to "ask if they could use the restroom; however, if they did I'd certainly let them." She noted that most of the City's parks don't have restroom facilities.

In response to a question, Mr. Krahn advised that if residential construction tax funding is available and a \$50,000-a-year commitment could be made from the Commission and the Board of Supervisors, it would take approximately 7-10 years to complete the park. He acknowledged the park is a long-term project but noted that many City parks have had to be constructed in the same way. He advised that Question #18 funding may be available "in the next round." Mr. Kastens advised that the Capital Improvements Projects process is also an option, but there are no guarantees. In response to a question, Mr. Krahn advised that the master plan includes a portable restroom facility, similar to that which was constructed at Carson River Park. Mr. Kastens advised that a restroom will not be proposed for the park and listed the City parks which do not have restroom facilities. He noted that Ronald D. Wilson Memorial Park is a neighborhood park and, if it becomes necessary, a portable restroom facility will be proposed.

In response to a question, Mr. Krahn advised that staff has endeavored to design the park within the parameters of the master plan. The drainage structure improvements were included in order to avoid modifying the master plan. Mr. Krahn acknowledged residential construction tax funding has already been allocated to the project. In response to a question, Mr. Kastens advised that there are presently no incomplete residential construction tax projects. Most of the projects were addressed through Question #18 Quality of Life funding and all other neighborhood parks are nearly complete. The neighborhood parks remaining to be completed are those which are being developed and funded through residential construction tax revenues associated with specific subdivisions, such as Long Ranch, Silver Oak, Northridge, etc. Chairperson Dunn advised that the

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Commission recently prioritized and allocated residential construction tax projects. **Vice Chairperson Wilke moved to approve the Ronald D. Wilson Memorial Park Phase 1A Construction Site Plan. Commissioner Osborne seconded the motion. Motion carried 8-0.**

2. ACTION REGARDING SELLING A 25' x 288' (APPROXIMATE SIZE) STRIP OF CITY PROPERTY ON THE WEST SIDE OF RONALD D. WILSON MEMORIAL PARK TO THE COTTONWOOD MOBILE HOME TRAILER PARK (OWNERS AL AND MARY FISCHER) FOR THE PROPERTY OWNERS TO CREATE A LANDSCAPE BUFFER TO MITIGATE THE IMPACTS OF THE FUTURE PARK TO THEIR PROPERTY (1-0468) - Mr. Krahn reviewed the staff report. Mr. Kastens advised that the driving force behind the proposal is the expense associated with the landscaped berm. He provided background information on discussions between City staff and the Fischers, and the resulting proposal. In response to a question, Mr. Krahn advised that a public utility easement exists 10' from the Cottonwood Mobile Home Park property line. The 15' buffer depicted in the site plan will be the focus of the landscaping which, together with the utility easement, totals 25 feet. In response to a request for clarification, Mr. Kastens explained that the proposal is to sell the parcel in order to avoid having to develop the landscape buffer on the west end of the property between the mobile home park and the park site. He advised that the City will most likely add landscaping along the west side of the property at some point in the future. In response to a question, Mr. Kastens indicated that the Commission could recommend allocating proceeds from the sale to development of the park.

(1-0612) Albert Fischer referred to the landscape on Arrowhead Drive from Garnet Drive to the entrance of the pasture as an example of the type of landscaping done by the Fischers. In addition, the Fischers have landscaped the east side of the Cottonwood Mobile Home Park from Mark Way north to mitigate freeway noise. He pointed out the location of a block of conduit installed by Nevada Bell on the displayed site plan, and advised that the route of the conduit will limit the type and amount of landscaping which can be planted in the 10' easement. There are also television cables in the same easement. In response to an earlier question, Mr. Fischer stated there is no objection to the City placing a deed restriction on the property. He advised he would like to fence the property in order to landscape and maintain it. He responded to questions regarding the type of fencing proposed, and Mr. Krahn advised of the Fischers' concerns regarding the liability associated with not fencing the property. Mr. Fischer advised that he plans to plant large trees to buffer the freeway noise. In response to a question, he indicated that he would not propose a berm on the property. He advised that power company and telephone company access will have to be provided, and this will have to be worked out. Mr. Kastens acknowledged that the plan calls for a berm on the City's property. Mr. Krahn noted that if the Fischers purchase the subject property, the master plan for the west end of the park will most likely need to be revised. Mr. Fischer pointed out a drainage easement on the south side of the property.

Commissioner Osborne discussed the need to include a deed restriction on uses of the land in perpetuity "or as close to it as possible." **Commissioner Simms moved to recommend that the Board of Supervisors sell a strip of land at the Ronald D. Wilson Memorial Park to Al and Mary Fischer to create a landscape buffer to mitigate the potential development impacts to their property from the park, and that the proceeds of that sale go directly to improvements or construction of the park, and also to include deed restrictions as discussed at this meeting on this date. Commissioner DePauw seconded the motion.** Chairperson Dunn expressed a concern with regard to giving up park property that may not be used to enhance the park. He suggested that the deed restriction should also include a provision that the landscaping be conducive to the park. Commissioner Simms pointed out that the park "has been sitting for

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a long time growing weeds and sagebrush.” He suggested that the Fischers’ proposal presents an opportunity to develop the park further than the available funding allows. He referred to the lack of residential construction tax funding available this year, and suggested this proposal may be a creative way to mitigate that situation. He expressed the opinion that the City is not giving up as much as it is gaining. Commissioner Plank noted that the proposed parcel is only one-eighth of an acre. Vice Chairperson Wilke suggested considering the other landscaping projects referenced by Mr. Fischer, and commented that the Fischers have been very conscientious regarding their private property as well as in their community involvement with the freeway landscape. Commissioner DePauw agreed and commented on the Fischers’ past projects and their commitments to the community. Commissioner Simms commented on the landscaping at the Cottonwood Mobile Home Park, and suggested that the landscaping proposed by the Fischers will most likely add to the scenery at the west end of the park. Commissioner Osborne called for the question. Chairperson Dunn called for a vote on the pending motion; **motion carried 8-0**. Chairperson Dunn thanked Mr. and Mrs. Fischer for their attendance and comments, and commended them on the landscaping at the Cottonwood Mobile Home Park.

3. STATUS REPORT ON THE USE OF THE WUNGNEMA HOUSE (1-0840) - Mr. Kastens reviewed the staff report. Fred Stanio, of the Foundation for the Betterment of Parks and Recreation (the “Foundation”), discussed venues used to promote the house and the number of times the house has been used this year. He explained that the small size of the house limits many uses. Commissioner DePauw discussed her vision for use of the house based on discussions which took place at the time the Quality of Life Initiative was being developed. In response to a question, Mr. Stanio advised that the Nevada Landmark Society is not involved in Wungnema House operations. In response to a further question, he reviewed the composition of the Foundation and advised that a curator position was recently added which is being filled by Pam Thompson, a direct descendent of Pearl Wungnema. He discussed a proposal to develop the house into a Hopi Indian Tribe museum, the annual costs associated with running the house, and the negative cash flow which has resulted over the last three to four years. Vice Chairperson Wilke requested Mr. Kastens to include the house in the upcoming parks tour. Mr. Stanio discussed the desire of the Foundation members to develop the house into a Hopi Museum and the difficulties they have experienced. Chairperson Dunn thanked Mr. Stanio for his report.

4. STATUS REPORT ON QUESTION 18 - QUALITY OF LIFE - CAPITAL PROJECTS (1-1008) - Mr. Kastens provided a detailed overview of the staff report and the attached exhibit. He advised that the three main projects to be completed are the Community Center Theater and Centennial Park improvements and the multi-purpose gymnasium. In response to a question, Mr. Kastens advised that the Boys and Girls Club will not receive the annual \$120,000 operation and maintenance allocation until their facility has been constructed. He has informed Director Kathy Blankenship that the Boys and Girls Club is entitled to the allocation if they would like to begin purchasing maintenance equipment.

5. ACTION ON ESTABLISHING A DATE AND TIME FOR THE ANNUAL PARKS AND RECREATION FACILITIES TOUR (1-1211) - Mr. Kastens reviewed the staff report and discussion took place regarding possible conflicts, and alternative dates/times. Following discussion, consensus of the Commission was to schedule the tour for Sunday, November 3rd at 9:00 a.m. to begin in the east parking lot of the Community Center. Commissioner DePauw suggested inviting the members of the Foundation for the Betterment of Parks and Recreation, the Shade Tree Council, and the Carson River Advisory Committee. Mr. Kastens advised he will work on accommodating transportation for everyone. Commissioner Plank suggested including the Pine Nut Mountains access areas as part of the tour. Mr. Kastens provided an overview of the

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tour route.

GENERAL DISCUSSION:

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (1-1362) - Commissioner Keeton requested a status report on the Long Ranch project.

COMMENTS FROM COMMISSION MEMBERS (1-1392) - In response to a question, Commissioner Keeton indicated that he would look for the speed limit and "children at play" signs in the area of Long Ranch Park which were requested during a previous meeting.

STATUS REPORTS FROM COMMISSION MEMBERS (1-1375) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (1-1376) - None.

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX AND CAPITAL IMPROVEMENT (1-1379) - Previously covered.

ADJOURNMENT (1-1402) - Commissioner Martel moved to adjourn the meeting at 6:52 p.m. Commissioner Plank seconded the motion. Motion carried 8-0.

The Minutes of the September 17, 2002 Carson City Parks and Recreation Commission meeting are so approved this _____ day of October, 2002.

JIM DUNN, Chair