

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, February 20, 2001 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
Jon Plank
Stacie Wilke
Charles Wright

STAFF: John Berkich, City Manager
Steve Kastens, Parks and Recreation Director
Scott Fahrenbruch, Parks Superintendent
Vern Krahn, Parks Planner
John Flansberg, Street Operations Manager
Kathleen King, Recording Secretary
(PRC 02/20/01; Tape 1-0001)

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 Simms was absent.

PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0006) - None.

AGENDA ITEMS:

1. DISCUSSION REGARDING POSSIBLE REPLACEMENT SITE FOR THE FAIRGROUNDS AND FUJIPARK (1-0012) - Mr. Kastens reviewed the staff report and the attachments included in the agenda materials. He discussed the proposals presented to the Capitol Complex Committee and the Division of State Lands with regard to the Stewart Indian School, and the disadvantages associated with some of the alternative sites listed on Exhibit A. He advised of a conversation with the deputy prison warden regarding the prison system's stray horse program, and the possibility of utilizing the prison system's alfalfa fields to accommodate equestrian events.

Mr. Kastens advised of a meeting to be scheduled between the Fuji Park Users Coalition (the "Coalition") and City staff in the near future. He indicated that there have been no deadlines or time lines set. A goal of staff and the Coalition is to ensure that proceeds from the sale of land to Costco are still in an account which has not been identified for any particular use. A second priority is to allow enough time to relocate the fairgrounds without disrupting the user groups if a decision is made to sell the fairgrounds. Mr. Kastens

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advised that he will be asking the Coalition to consider available options if a temporary relocation is necessary. He reviewed events currently held at Fuji Park.

Commissioner Osborne explained the purpose for requesting that this item be agendaized, and discussed the timing of this matter with regard to continued commercial development. He requested that this item be agendaized quarterly, and suggested that the Commissioners could assist City staff in development of the Stewart Indian School land. In response to a question regarding the status of funds previously designated by the Commission for improvements to Fuji Park, Mr. Kastens advised that the improvements have been put on hold until a determination is made as to whether relocation will take place.

Mr. Kastens explained the purpose of a recent letter to Jay Dargert, president of the Super Outlaw Karts group. He referred to previous discussions regarding construction of a facility for use by this group, and read portions of the letter into the record. Mr. Kastens advised of several telephone calls received in response to the letter, and expressed concern over learning that the Super Outlaw Karts group has no board of directors. He has since received a call from a gentleman offering to organize the group, and he advised this gentleman to contact him when he is ready to schedule a meeting. Mr. Kastens acknowledged that the City has a user agreement with the Super Outlaw Karts group. Discussion took place regarding the requirement for a board of directors and community interest in the sport.

With regard to a time line for relocation of the fairgrounds, Commissioner Cabrera inquired as to whether the City would be able to enter into immediate discussions if presented with a "mutually beneficial or attractive relationship." Mr. Berkich advised that the City would pursue a situation amenable to the interest of the user groups. Discussions would start with the users; any proposal would be submitted to the Commission and ultimately to the Board of Supervisors. Mr. Berkich acknowledged that there has been and continues to be interest in the area, and advised that although there are no plans to do so, it is in the best interest of the community to consider the future of Fuji Park. He acknowledged that a plan would be useful, but indicated that the City first wants to take care of the users and their interests.

Commissioner Plank recommended establishing a time line just to get the process on schedule, and Commissioner Wilke concurred. Commissioner Cabrera indicated that, after attending some of the Coalition meetings at the Community College, the greatest concern of the users seems to be that they will be without a facility. He expressed the opinion that if a plan is developed, a time line set, and a goal established to have other facilities available if the fairgrounds are sold, the City will have addressed some of the users' concerns. Commissioner Plank suggested developing interim plans to ensure that events can go forward even if renting land and facilities becomes necessary. He discussed the benefits of the Stewart Indian School and the Eagle Valley Golf Course, and expressed opposition to utilizing the corporate yard because of ongoing freeway negotiations.

In response to a question, Mr. Kastens acknowledged that the alternate sites were considered in light of the possibility of separating fairgrounds uses. He indicated that the top five sites would accommodate the entire fairgrounds. He explained that once the State advised of their reluctance to allow the City to utilize the Stewart Indian School for the entire fairgrounds, proposal two (Exhibit B) was presented for consideration. Proposal two was developed with the understanding that the fairgrounds events hall activities would be held at the Stewart facility and alternate sites would be sought to accommodate the other events. Mr. Kastens reiterated the benefits of holding equestrian events on prison property, including that

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the location would be close to the Stewart facility. Chairperson Martel commented that development of a time line is critical, and inquired as to the possibility of using a portion of the sale proceeds to conduct a study to assist staff in formalizing the process. Mr. Kastens indicated that the Commission could make this recommendation to the Board of Supervisors. He clarified that the funds have not officially been set aside, just put into an account as reimbursement for the sale of the land.

In response to a question regarding consideration of future needs and facilities, Mr. Kastens referred to the evaluation matrix and pointed out the consideration of access and growth potential. He advised that usable space at the existing fairgrounds is approximately 22-23 acres, approximately 1/3 of which has not been used because of Clear Creek. He indicated that a 25-acre site would provide for growth potential.

Chairperson Martel called for public comments.

(1-0646) Jack Anderson, Chairperson of the Coalition, thanked the Parks and Recreation staff for the assistance they have provided. He discussed the concerns of the Coalition, including neighborhood curfews and the need to designate a permanent location in the event the fairgrounds are sold. He advised that the Coalition is in favor of relocating to the Stewart facility, and is agreeable to a temporary location in the short term. He expressed a preference for the fairgrounds and the park being kept together. He inquired as to whether sale proceeds from Fuji Park would be used to purchase and construct a new park. Mr. Anderson commented that eliminating Fuji Park and the fairgrounds without designating a permanent location may cause many of the Carson City events to be lost. He agreed with establishing a time line and a deadline, and emphasized the need to have annual events in the same location each year. He expressed the opinion that the sale of Fuji Park is inevitable, and advised that the Coalition is interested in knowing where their events will be relocated.

Mr. Anderson responded to questions regarding the feelings of the Coalition members and advance scheduling and planning of events. He concurred with Mr. Kastens' earlier comments with regard to postponing improvements until a determination is made regarding relocation. Commissioner Plank commented that if the City has made a commitment to reserve a facility for three years, it should "hold up its end," and that the facility should be comparable if the event has to be relocated. Mr. Kastens acknowledged that each time the Parks and Recreation Department signs an agreement, it is with the understanding that the facility will be available. He indicated that, to the best of his ability, he is fully prepared to do whatever is necessary to ensure that the user is accommodated on the date they have reserved. At the direction of Mr. Berkich, Mr. Kastens indicated that if the Coalition meeting is scheduled during the first week of March, a proposed site with a contingency plan could be identified by April 1st. Commissioner Plank recommended that the Commission persuade the Board of Supervisors to make the same commitment to the Coalition.

Chairperson Martel suggested agendaizing this matter as an action item for the next Commission meeting. He and Commissioner Cabrera volunteered to attend the Coalition meeting with Mr. Kastens. In response to a request for clarification, Chairperson Martel indicated that input from the Coalition meeting will be available at the next meeting, and that the agenda item would address whether or not to expend funds to conduct a study for the purpose of assisting staff with finalizing and formalizing a plan to present to the Commission at its first meeting in April.

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Commissioner Elverum expressed the opinion that the Commission is giving tacit approval for the sale of Fuji Park. He expressed disappointment over having to sell park land, and indicated that everyone should understand what this means. He concurred with the idea of setting time lines and deadlines, but reiterated that doing so indicates Fuji Park is for sale. He expressed the opinion that this should have been done fourteen months ago when the north parking lot was sold. Chairperson Martel agreed that the action is a little late, but not too late. Commissioner Cabrera commented that the City and the user groups should end up with something better. Commissioner Elverum commented that depending upon the State to cooperate with where the City wants to move may be a problem. Commissioner Plank reiterated the possibility of the Eagle Valley Golf Course land. Mr. Anderson reiterated the Coalition's concern to have a place to go permanently, even if an interim location is necessary for the coming year. He pointed out that available land in Carson City is quickly disappearing.

(1-0985) Vivian Kuhn inquired as to whether a decision has been made to sell Fuji Park. Chairperson Martel explained that the Commission is only attempting to be prudent in making plans to designate a replacement for Fuji Park in the event that a decision is made to sell the land. In response to a question, Mr. Kastens explained that City parks are City property, and that the Board of Supervisors has final authority over the use of City property. Although some City parks have deed restrictions, Fuji Park does not. In response to a further question, Mr. Kastens indicated that the Board of Supervisors receives input from user groups and from the Parks and Recreation Commission. Ms. Kuhn expressed concern for the City turning over parks to developers. Chairperson Martel invited Ms. Kuhn to appear at the next meeting to provide testimony. In response to a question, Chairperson Martel assured Ms. Kuhn that no recommendation has been made to sell Fuji Park. Discussion took place regarding preservation of the existing natural environment and aesthetic characteristics of the park.

(1-1074) - Joe DiLonardo suggested the Deer Run Road area as a possible relocation, and discussed the benefits of the same, including the fact that there are 100 acres more than required to accommodate additional facilities. Mr. DiLonardo pointed out the easy access to the area by residents of surrounding communities. He commented that the area is conducive to equestrian events, and advised that ultimately the V&T Railroad depot will be located in the same area.

Chairperson Martel solicited additional questions and comments from the citizens, Commissioners and staff. When none were forthcoming, he closed the agenda item to further discussion.

2. DISCUSSION AND ACTION ON THE CARSON CITY FREEWAY PHASE I LANDSCAPE/ REVEGETATION "VISION DOCUMENT" (1-1278) - Mr. Krahn provided background information on the project, reviewed the staff report, and presented slides. He discussed GROW's vision for the appearance of the embankments; erosion control/revegetation; and proposed seed mixes for the south and west freeway slopes, the north and east freeway slopes, and the gateways. Mr. Krahn advised that soil treatment and temporary irrigation for the gateways are issues which remain to be resolved. He discussed the vision of the Freeway Landscape Committee with regard to the gateways, and referred to the naturalized and native vegetation plant treatment at the Reno-Tahoe International Airport as an example. He commended Mary Fisher, President of GROW, on her tireless efforts in developing a landscape plan for the freeway.

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Mr. Krahn explained the purpose of the vision document, and advised that NDOT has agreed to install irrigation sleeves across the interchanges and at the gateways, and water caps at all the gateways. In response to a question, Mr. Krahn explained the reasons for utilizing potable water instead of reclaimed water. He advised that NDOT will also be installing electrical power drops for the irrigation controller locations. Each of the gateways will be on the central irrigation system the City uses for parks and facilities. Mr. Krahn referred to the staff report and advised that no City funding has been set aside for construction and maintenance of the landscaping. The Freeway Landscape Committee will create visuals and plans for the interchanges so that cost estimates can be considered.

In response to a question, Mr. Krahn advised that a budget for the project and its ongoing maintenance has not yet been established. Mr. Kastens explained that the Commission is being asked to approve the vision document. Whether the vision ever gets enacted is something the community will need to address in the future. He advised that NDOT will provide some type of erosion control treatment for all the slopes in the phase 1 freeway alignment from Highway 50 to the Highway 395 junction. Beyond the erosion control treatment, the gateway landscaping is all that is being proposed. Mr. Kastens explained the reasons cost estimates and budgets could not be provided at this time. Commissioner Osborne expressed understanding for the same, and commended Ms. Fisher for all the time and effort she has put into this project.

Commissioner Cabrera expressed reluctance in approving a concept without knowing the costs, the dedication, the requirements, or any other details. He expressed a concern over approving the concept at this time when the actual implementation of the project is most likely years away. Chairperson Martel discussed his understanding of a visioning process. He concurred with Mr. Kastens' earlier comments that whether or not the City ever landscapes the gateways is a future question for the community. He commented that a vision document is usually very fluid. Mr. Kastens suggested that the Commission could conditionally approve the vision document based upon the fact that there is not yet any indication of cost, and that the Commission is not willing to commit any resources at this time.

Commissioner Plank referred to the portion of Graves Lane from Highway 50 north to the Comstock Mobile Home Park, and indicated that it didn't cost a great deal of money for the median and the landscaping. He referred to Ms. Fisher's conceptual photographs presented early in the process, and indicated that they represented something subtle which would blend with the surrounding vegetation. He advised that David Ruf, of the Greenhouse Garden Center, has committed to providing hundreds of plants for the project.

(1-1785) Mary Fisher, President of GROW, provided background information on GROW's vision for a low maintenance, naturalized or native plant community requiring minimum water. She advised that the vision "has not changed since day one." She indicated that Tom Stille, developer of the plan, advised that the cost would be from \$1 - \$3 million. She discussed the requirement for NDOT to provide erosion control seeding, and advised that a revegetation-type seed mix for the slopes is acceptable to NDOT if the community is in agreement. The main issue to be determined at the Freeway Landscape Committee meeting on February 21st is the soil medium. Ms. Fisher discussed GROW's vision for the neighborhood and community gateways, and suggested that the landscaping could take place as the freeway is being completed.

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In response to a question, Mr. Krahn advised that discussions have taken place regarding utilizing the State Nursery as a resource for plants. Commissioner Wilke thanked Ms. Fisher, on behalf of future generations, for her involvement in the landscaping project. Chairperson Martel thanked Ms. Fisher and commended her on her dedication. Ms. Fisher thanked the Commission and the City for the support. Mr. Krahn thanked the members of the Freeway Landscape Committee, including Mr. Fahrenbruch, Comstock Seed, and NDOT staff. **Commissioner Wilke moved that the Commission approve the Carson City Freeway Phase 1 Landscape/Revegetation "Vision Document" as presented. Commissioner Cabrera seconded the motion. Motion carried 8-0-1-0.**

3. DISCUSSION AND ACTION ON THE ADOPTION OF THE PROPOSED CARSON CITY TRANSPORTATION PLAN - BICYCLE ELEMENT AND BICYCLE SYSTEM PLAN (1-1121) - Mr. Kastens reviewed the staff report, and advised of the neighborhood workshop which took place at Seeliger School. He discussed changes made to the bicycle plan as a result of the neighborhood workshop, and read policy B-3(i) into the record. He advised that staff will continue to try and identify opportunities along the southern leg of the freeway which would make the bike path possible. Mr. Flansberg reviewed the policy changes, and explained the reason for not including a crossing at Hot Springs Road and College Parkway at this time. Discussion took place regarding possible changes to Saliman Road.

At the request of Chairperson Martel, Mr. Kastens provided an update from the meeting with the Wellington Crescent Property Owners Association (the "Association"). As a result of the meeting, staff concluded the best course of action is to allow NDOT engineers to determine the most optimum route using standard or preferred engineering criteria. Mr. Kastens advised that he sent a letter to the president of the Association indicating the course of action. Once NDOT determines the preferred alignment, Mr. Kastens will contact the appropriate property owner regarding an easement. He explained that this was the direction provided by NDOT because of the federal funds involved. Chairperson Martel solicited additional questions for Mr. Kastens or Mr. Flansberg, and questions and comments from the citizens in attendance. None were provided and he closed public testimony. **Commissioner Wilke moved to approve the Carson City Transportation Plan - Bike Element and Bike System Plan. Commissioner Cabrera seconded the motion. Motion carried 8-0-1-0.**

GENERAL DISCUSSION

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (1-2098) - Chairperson Martel requested a status report on the user agreements. Mr. Kastens advised that Mr. Fahrenbruch recently reviewed the user agreements and is sending them to the users for their review and comment. He indicated that the proposed fee designated in the temporary lease agreement at the archery range will be agendized for the first meeting in March. Chairperson Martel requested that an action item be agendized for the next meeting to discuss relocating Fuji Park and proceeding with a funded study.

COMMENTS FROM COMMISSION MEMBERS (1-2139) - None.

STATUS REPORTS FROM COMMISSION MEMBERS (1-2140) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (1-2142) - None.

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STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX, AND CAPITAL IMPROVEMENT (1-2144) - In response to a question, Mr. Kastens reported on the results of the evaporation test conducted at the therapy pool. He explained the pressure test conducted by staff, and the assessment that there is a problem in the plumbing lines. Mr. Kastens advised that the test was conducted twice, the second time with the original contractor present. The contractor subsequently challenged the method by which the test was conducted, and Mr. Kastens advised that the pressure test will be conducted again using the contractor's method. He advised that the City has filed a complaint with the State Contractor's Board, and that a meeting has been scheduled. Mr. Kastens further reported that all the heat registers in the natatorium have been reinstalled. He invited the Commissioners to view the new registers, and advised that none of the heat registers in the building pose a danger or threat to anyone in bare feet. Mr. Kastens discussed the remaining issue of the therapy pool, and the reasons for delaying the needed improvements until after resolution of the complaint against the contractor.

Mr. Krahn reported that the T-ball parking lot will be out to bid at the end of the week with the goal of having it constructed before the start of the season. A contract has been signed for fencing improvements at Centennial Park on lower fields 1 and 2, and upper fields 4, 5, and 6. Mr. Fahrenbruch acknowledged that the irrigation systems in fields 1, 2, and 3 at Governor's Field are complete. In response to a question, Mr. Kastens reported that the CIP Committee recommended funding replacement of the dashboards at the Pony Express Pavilion.

ADJOURNMENT (1-2281) - Commissioner Osborne moved to adjourn the meeting at 7:43 p.m. Commissioner Cabrera seconded the motion. Motion carried 8-0.

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

GLEN MARTEL, Chairperson