

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the October 3, 2006 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, October 3, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis
Vice Chairperson Michael Hoffman
Sam Bauman
John Felesina
Tom Keeton
Pete Livermore
John McKenna
Glenn Tierney

STAFF: Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Scott Fahrenbruch, Parks and Recreation Director of Operations
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Lee Plemel, Principal Planner
Mary-Margaret Madden, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF A QUORUM (5:30:00) - Chairperson Curtis called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Curtis advised that Commissioner Davis had submitted his resignation.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:30:29) - None.

1. ACTION ON APPROVAL OF MINUTES - September 5, 2006 (5:30:49) - Commissioner Keeton moved to approve the minutes, as submitted. Commissioner Livermore seconded the motion. Motion carried 8-0.

2. MODIFICATIONS TO THE AGENDA (5:31:07) - None.

3. AGENDA ITEMS:

3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE BUREAU OF LAND MANAGEMENT PROPERTY, KNOWN AS THE SILVER SADDLE RANCH AND CARSON RIVER PARK, IN THE CITY'S FEDERAL LANDS BILL TO BE DEVELOPED AS A REGIONAL PARK (5:31:16) - Chairperson Curtis introduced this item. Mr. Moellendorf provided an overview of the item, and reviewed the staff report. Mr. Guzman noted the purpose of the federal lands bill to facilitate transfer of properties and, in the larger sense, the City "taking care of its own destiny." He

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advised that the federal lands bill proposal will include approximately 37 parcels, including the subject parcels. He discussed the purpose for including the Silver Saddle Ranch and Carson River Park in the federal lands bill. He advised of Senator Reid's interest in designating the Silver Saddle Ranch as the centerpiece of the legislation. He further advised that the parcel previously designated for a regional shooting range will not be pursued. He discussed the Open Space Advisory Committee's disagreement with the proposal to exchange Carson City-owned lands on the west side of town.

In response to a question, Mr. Guzman advised there are several of the 37 parcels slated for recreational use; however, only the subject parcels are to be designated as a regional park. In response to a question, he advised that clear title of the land occupied by the existing shooting facility will be requested from the federal government. The monies will be used to investigate the possibility of developing a regional shooting facility in partnership with adjacent counties in a location that is "acceptable to more people."

Commissioner McKenna expressed concern over the fast track of the federal lands bill, and inquired as to a time line. He further inquired as to what protections the community has "that the City, in the future, will do with this property what they say they're going to do with it now." He inquired as to whether the federal lands bill represents a "comprehensive, cohesive plan that the community is driving or ... some politician's legacy ...". Ms. Ritter advised of having been in conversations with the congressional delegation over a federal lands bill for some time. The congressional delegation is encouraging representatives of every Nevada county to pursue a lands bill. Ms. Ritter emphasized that design of a regional park is "way down the road." The property must first be secured by means of the federal lands bill. Ms. Ritter advised of discussions, with Senator Reid and his staff, of the possibility of obtaining planning funding. With regard to protections, she advised that the properties will be deed restricted to the uses proposed in the lands bill. In response to a further question, she advised that some of the properties to be included in the federal lands bill will be designated for utilities. Commissioner McKenna expressed skepticism over the proposal, and noted the City "can do whatever they want" with City property. Mr. Guzman agreed that the question is more general. The vision for the land will be the subject of "many more" community meetings. Mr. Moellendorf advised that planning for the property will be more detailed. He advised of having been requested, by Senator Reid's staff, to submit the lands bill maps by November. He reminded the commissioners of the fundamental question whether to include the subject property in the federal lands bill as a regional park.

Commissioner Livermore provided historic information on the BLM's acquisition of the property. He commented the property represents a resource, and that recreational resources are scarce. Mr. Guzman acknowledged that the subject property is within Carson City limits. In response to a further question, he advised that the V&T Railway does not run through the property. Vice Chairperson Hoffman inquired as to sufficient resources to maintain the property. Ms. Ritter advised this was the reason for having Resource Concepts, Inc. ("RCI") conduct a study of each property to determine maintenance responsibilities. Cost benefit has to be determined with regard to acquisition. Mr. Krahn advised that not all the properties will be new to the City. The Edmonds Sports Complex and Centennial Park are included in the proposal. Commissioner McKenna inquired as to the possibility of leaving the Silver Saddle Ranch / Carson River Park exactly as they are. Ms. Ritter advised that this will be part of the planning process which follows acquisition of the property.

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Mr. Krahn provided background information on the comprehensive master plan and the parks and recreation master plan element. He pointed out that the federal lands bill isn't proposed "out of a vacuum." The needs of the community have been considered into the future, and are reflected in the comprehensive and parks and recreation master plans. Mr. Krahn pointed out, on a displayed map, the Silver Saddle Ranch, the Edmonds Sports Complex, and Carson River Park. He described the amenities of the Rancho San Rafael and Bartley Ranch parks in Washoe County. He oriented the commissioners and citizens to the location of the Silver Saddle Ranch using a displayed map. He discussed the opportunity, in conjunction with open space acquisitions and the federal lands bill, to acquire properties along the Carson River to facilitate access and to provide for flood plain protection / management. He discussed unique recreational opportunities, creation of wetland habitat, trails opportunities, and access to Prison Hill and the Pine Nut Mountains.

Mr. Krahn reviewed the Proposal for Silver Saddle Regional Park, Exhibit B to the staff report. Commissioner Livermore commended Mr. Krahn on his vision, and provided historic information on the Silver Saddle Ranch. He noted the public input over the years to preserve and protect open space. He expressed the opinion that the proposal represents a "fabulous" vision, although the process may be "painful." He agreed with earlier comments that nothing can happen if the City doesn't own the property, and discussed public opportunities for the land. Commissioner McKenna reiterated his skepticism and expressed concern over who to trust more, the City or the federal agencies. He advised that the subject property is presently protected "because Carson City cannot do anything there." He expressed no problem with the City taking ownership of the property if it will be protected. He expressed opposition to the possibility of developing the area. Commissioner Bauman expressed the opinion there should be no concern over development; that such a regional park would bring more utilization to an underutilized area. Chairperson Curtis recalled the master plan process included such proposals for the Silver Saddle Ranch. She discussed various amenities, and expressed concern that an environmental impact statement would most likely not be required. She commented that the Silver Saddle Ranch is one of few places in the area which has easily accessible, natural environment. She discussed the area's ecological and historic value, and expressed concern that although the proposal is presented as a concept, it is "in black and white."

Commissioner Felesina inquired as to what the BLM could do with the property if the land is not included in the lands bill. Mr. Guzman advised that the City would continue to work with the BLM to manage the property. The Friends of the Silver Saddle Ranch ("FOSSR") have been working on a plan to provide for more facilities. Mr. Guzman listed current uses and advised they will continue. Acquisition of the property would provide a unique opportunity for a City-operated, regional facility which could bring more people to the site. Mr. Guzman advised that careful consideration will have to be given to balancing the ecological and environmental needs of the area with providing for recreation. In response to a further question, he advised that the BLM could do what they wanted with the property. He expressed the belief that a more legitimate concern is level of activities and management, and the ability to implement a diversity of uses. He advised that the BLM is not in the business of providing for regional park facilities. They have been very accommodating in working with the City to allow as much activity as possible within the parameters of the law. Commissioner Felesina expressed concern over "changing times." Mr. Krahn advised that he and Mr. Guzman had served on the planning team for the Silver Saddle Ranch, and provided background information with regard to the same. Commissioner Keeton commended staff on the proposal. He expressed a preference for dealing with City government rather than the federal government. He agreed that the proposal is a long way from a final product but expressed the belief that it is a good start. Commissioner McKenna expressed an interest in public comment, and Chairperson Curtis opened this item.

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(6:34:38) Brian Doyal, an access advocate, expressed concern over City ownership because of a “horrible record” regarding OHV access. He noted that the federal lands bill represents “millions of dollars worth of land” which won’t be gifted “whenever you want it.” He expressed the belief that the local government would be the better entity to manage the land. He advised that 28% of the City’s residents have OHVs “but we’ve now ... basically kicked them out of the west side and we’re working our way east.” He expressed the hope that OHV riders will be taken into account.

(6:36:42) Pete Hansel expressed agreement with Commissioner McKenna’s opinion regarding the more appropriate agency to manage the land. He expressed the understanding that the federal government will be losing resources, and encouraged the City to move forward with acquiring the land. With regard to the proposal, he expressed concern over things which are in “black and white” becoming the target which needs to be moved rather than that which is moved toward. He expressed a preference toward leaving the plan as a “blank sheet.” He suggested developing near the road and leaving the wild space as it is.

(6:38:19) Mike Torvinen, representing the Carson City Equestrian Alliance, expressed agreement with Commissioner Keeton’s comments regarding “the ranch staying the ranch.” He discussed extensive use of the area by equestrians, and the non-motorized, shared crossing for the freeway which “ties in tremendously to this area.” He advised that the Open Space Program is contributing funding toward the shared crossing as “seed money.” He commented that non-motorized, shared use of the park is “a tremendous asset to the community and needs to be preserved and kept in the forefront of the plan wherever it goes.” He expressed a preference for open space, shared use, and natural settings.

(6:40:00) Mark Kimbrough provided historic information on the Carson River Advisory Committee and the Silver Saddle Ranch, and background information on his career in parks and recreation. He referred to the Silver Saddle Ranch as “a diamond in the rough.” He advised that an environmental assessment has already been done. He provided background information on BLM management changes which resulted in the City not being involved in the Silver Saddle Ranch any longer. He noted the original vision for the Silver Saddle Ranch was based on a partnership between the City and the BLM. He further noted the BLM’s focus on resource management which has very little to do with people. Mr. Kimbrough advised that he is a resident of the Carson River area, and that he drives by the Silver Saddle Ranch several times a day. He expressed disappointment over poor management of the facility. He advised that a key concern on the River “from day one” was safety. “That hasn’t been changed there. You are not safe on some parts of that River at certain times of the day. They have not brought a level of improvement to enhance that.” Mr. Kimbrough discussed budget cuts at the BLM which have had a profound effect on recreation. He expressed the opinion the BLM does not have the ability to manage the property as well as the City. He noted the importance of sufficient funding for maintenance. He further noted the benefit of the FOSSR which can acquire funds for which the City is not eligible. He advised that the FOSSR have “improved beyond what BLM would have done with that land alone.” He advised of a “constant degradation of the property that’s just phenomenal.” He discussed the regional park concept incorporated into the master plans, and his experience with development of Rancho San Rafael Park. He noted the balance between conservation and recreation represented at the Rancho San Rafael and Bartley Ranch facilities. He commended Mr. Guzman on his work “on this side of the mountain.” He “highly encouraged” the commission to not lose “an opportunity like this.”

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(6:47:43) Jim Alexander, of Clear Creek Ranch and an officer of the Northern Nevada Gated Horse Club, advised of having recently attended a meeting and participated in a trail ride at Silver Saddle Ranch. He expressed the opinion that the proposal represents a “fantastic opportunity,” and urged the commissioners to strongly support the recommendation for including the property in the federal lands bill. He expressed the further opinion that acquisition of the property is important to the City’s long-range future. He urged the commissioners “not to become hung up so much in the printed word on Vern’s presentation,” and noted the various possibilities which could come from ownership of the land. “The key word is ‘ownership’ of the land,” and Mr. Alexander noted the opportunity to include the property in the federal lands bill. He expressed the opinion that allowing the opportunity to take control of the ranch to pass would be “sad.” He suggested that immediate improvements could be made to the property and that the community and residents of adjacent counties would be able to use the ranch in the manner for which it was originally envisioned. He strongly urged recommendation of approval of the property to the Board of Supervisors.

(6:50:40) Nancy Bish, President of the FOSSR, provided background information on FOSSR’s involvement in development of the Silver Saddle Ranch management agreement. She advised of having received the proposal earlier in the day, and inquired as to the designation of the property in the lands bill as a “regional park.” She expressed uncertainty that the City will be able to manage the property any better than the BLM. She expressed disagreement that the ranch is degraded, and advised that the FOSSR provides environmental education and would continue to do so. She expressed a willingness for the FOSSR to continue working with the City and the BLM. She advised that the FOSSR is a “big stakeholder” and expressed the opinion they had been left out. She expressed a preference for the ranch to stay natural. She advised that the Lahontan Audubon Society is also a stakeholder and that they were not contacted about the proposal. She provided a letter, from the Lahontan Audubon Society, for the record.

In response to a question, Mr. Guzman explained the reason for designating the land as a regional park in the federal lands bill. In response to a question, Ms. Bish advised she is a wildlife biologist. Mr. Guzman provided background information on Ms. Bish’s contributions to conservation of the Silver Saddle Ranch and of open spaces. He advised there was no intent to exclude the FOSSR and apologized for the oversight. In response to a question, Ms. Bish discussed meetings between the FOSSR, City, and BLM representatives regarding the Silver Saddle Ranch management agreement. She advised of three grant proposals submitted “to do things at the Ranch” and expressed concern over their disposition in light of the proposal.

(6:56:47) Troy Dennis, a resident of the Carson River area, inquired as to the reason for designating the property as a regional park in the federal lands bill. Ms. Ritter explained that the congressional delegation want to know the City’s intentions for the property. Another consideration is the long planning process for which there may be funding available from the lands bill process. In response to a further question, Ms. Ritter advised that the congressional delegation has suggested being as specific as possible.

In response to a question, Ms. Ritter advised that Senator Reid expects for the community to design the park. The property will belong to the community and the City will be responsible for its maintenance. Commissioner McKenna expressed no opposition to Carson City acquiring the property or making it a park. He expressed concern over some of the amenities presented in the proposal, including the amphitheater and the possibility of pavement. Ms. Ritter advised that Exhibit B would not be included with the lands bill map. She reiterated that a public planning process will be commenced with regard to the park design. Mr. Moellendorf advised of having been in attendance, together with Mayor Teixeira, at the time the proposal was presented to Senator Reid and his staff. Senator Reid loved the idea of a regional park but doesn’t care

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about the amenities. Mr. Moellendorf commented on the importance of having Senator Reid “on our side.” Commissioner McKenna suggested that Prison Hill should be included. Following a brief discussion, Commissioner McKenna suggested that not including Prison Hill may “jeopardize the whole thing.”

(7:02:35) Jon Nowlin commended Mr. Krahn on his proposal. He advised he is a frequent user of the Rancho San Rafael and Bartley Ranch facilities, and “would love to see similar facilities somewhere within Carson City.” He discussed “water-based recreational opportunities in this particular reach” of the Carson River. He expressed concern over “what’s broke that needs to be fixed,” and advised of having been aware of the Silver Saddle Ranch management plan between the City and the BLM. He inquired as to the reason for changing the recreation and public purpose designation of the land. He expressed additional concern over the cost to the community and whether the community is willing to pay for it. He inquired as to the amount allocated to management of the existing facility by the BLM, and whether the Parks and Recreation Department would have the ability to assume those costs now “irrespective of any future plans.” Mr. Nowlin expressed skepticism, as a 30+-year resident of the community. He advised of having seen “lots of visionary proposals for public recreation come and go and come and go.” He recalled that sale proceeds from the Costco land were to be allocated toward improving the Fairgrounds “and we still don’t have an announcer’s booth there after six or seven years.” He noted problems with the City coming up with operational funding. He reiterated concern over sufficient City funds to accept management from BLM, whether the current level of management could be continued, and whether funds will be available to do the improvements discussed. Mr. Moellendorf advised that the next meeting agenda materials will include a report from RCI which discusses management responsibilities and recommendations.

(7:06:27) Joe Childs expressed appreciation for Mr. Krahn’s and Mr. Guzman’s presentations and the commissioners’ comments and questions. He expressed support for recommending inclusion of the property to the Board of Supervisors, and appreciation for the exchange between staff, the commissioners, and the citizens. He expressed concern that the citizens would have sufficient time to provide input on design of the park.

(7:08:38) Beth Scott, of the Carson City Equestrian Alliance, noted that the Silver Saddle Ranch is an existing equestrian facility accessible from “three different equestrian neighborhoods by horseback.” She discussed use of the area by residents and the Carson City Equestrian Alliance. She expressed support for Carson City acquiring the Silver Saddle Ranch. She advised of no objection to sharing the facility, but stated “there has to be some sanity about it.” She noted conflicts “between what goes on at the Fairgrounds and what goes on at Fuji Park.” With regard to the Silver Saddle Ranch, she expressed concern over potential conflicts. She expressed the hope that equestrians will “continue to be considered major stakeholders in the Silver Saddle Ranch planning and development.” In response to a question, she advised that the Silver Saddle Ranch is used as an equestrian facility. She clarified that conflict between uses should be considered in programming, scheduling, and planning facilities. In response to a further question, she explained the concept of trail trials.

(7:13:39) Truddie Arkell provided background information on her residency in Carson City, and discussed her recreational use of Prison Hill. She expressed support for “acquiring the land,” and for including Prison Hill. She agreed that the BLM has insufficient resources to manage the property. She expressed the opinion there’s “enough for everyone,” and the hope that the City representatives will “rely upon these volunteer groups that have donated a lot of their time, energy, finances, and put them on the board so that it doesn’t become a recreational battle ground.”

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(7:16:05) Jerry Vivant, an adjacent property owner, encouraged the commissioners to carefully consider the proposal. He referred to earlier descriptions of the Silver Saddle Ranch as a “diamond in the rough,” and requested the commissioners to consider the property “for what it is and don’t try and make it something it isn’t. ... Don’t overdevelop it.” He described the property as a “very enjoyable recreation area.” He expressed doubt over the City being able to afford management of the property “if the federal government can’t afford it.” He expressed concern over “what aren’t we hearing here.” Commissioner Livermore responded to questions regarding water rights. Mr. Vivant expressed the opinion that the City is surrounded by golf courses and “it wouldn’t hurt the City to be without one and let those that are in private hands prosper.”

Vice Chairperson Hoffman expressed support for City ownership and understanding for the City Manager’s view of how the designation should be submitted. He suggested recommending possible development as a regional park rather than a definite designation. Commissioner McKenna agreed that the words in the recommended action “to be developed” need to be removed. He suggested acquiring the property as a regional park and then deciding whether to leave it natural or to develop it further. **Commissioner McKenna moved that the Carson City Parks and Recreation Commission recommend to the Board of Supervisors to include Bureau of Land Management property known as the Silver Saddle Ranch and Carson River Park in the City’s federal lands bill as a regional park. Commissioner Keeton seconded the motion.** Commissioner Livermore commended the citizens for their attendance and participation. In response to a question, Chairperson Curtis requested that consideration of Prison Hill be included on the next agenda. She called for a vote on the pending motion; **motion carried 8-0.** She recessed the meeting at 7:23 p.m. and reconvened at 7:33 p.m.

3-B. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ALLOCATION OF RESIDENTIAL CONSTRUCTION TAX FUNDS FOR FISCAL YEAR 2006/07 (7:33:54) - Chairperson Curtis introduced this item. Mr. Moellendorf reviewed the staff report which included staff’s recommendations. He responded to questions regarding the theater improvements project. Chairperson Curtis expressed concern that the Carson City Historical Society will return to the commission for additional funding for the carriage house project. She expressed disagreement with allocating funding toward the carriage house project at this time, and a preference for other community organizations to allocate funding toward the project. She proposed carrying over the \$54,000 to next year, noting the 61 implementation measures in the parks and recreation master plan element. Commissioner Livermore advised of having reviewed the parks and recreation master plan element earlier in the day, and noted that arts and culture is a significant component. He expressed concern over not providing funding to the Carson City Historical Society to complete the carriage house project in light of previous funding allocated.

Chairperson Curtis called for public comment. (7:41:03) Fred Stanio, a member of the Carson City Historical Society and President of the Foundation for the Betterment of Parks and Recreation, advised that the “promise of a grant” had been secured. The E.L. Cord Foundation has indicated a willingness to grant \$50,000 “but they’re waiting for us to start something.” Mr. Stanio advised that the \$54,000 will provide sufficient funding to start the project. He further advised that the Leisure Hour Club has pledged \$5,000 toward the project. He reviewed the activities sponsored by the Carson City Historical Society, made possible by “thousands of [volunteer] hours.” He advised that the Roberts House involves “a lot of citizens

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and is also a tourist attraction.” He discussed the purpose for the carriage house. At Mr. Moellendorf’s request, Mr. Stanio explained how the \$54,000 will complete the planning and design phase of the carriage house project. In response to a question, he advised that the Carson City Historical Society has submitted applications for private grants. To date, \$55,000 has been received.

Chairperson Curtis entertained a motion. **Commissioner McKenna moved to recommend to the Board of Supervisors to approve the allocation of residential construction tax funds for fiscal year 2006/07 to the Wungnema and Roberts House signs in the amount of \$4,000. The motion was seconded and carried 8-0. Commissioner McKenna moved to recommend to the Board of Supervisors allocation of \$6,900 to the Youth Sports Association for Governor’s Field trees. The motion was seconded and carried 8-0. Commissioner McKenna moved to recommend to the Board of Supervisors approval of residential construction tax funds to the Carson City Historical Society for the Roberts House carriage house in the amount of \$54,000. The motion was seconded and carried 7-1. Commissioner McKenna moved to recommend to the Board of Supervisors to approve residential construction tax funds to the Carson City Recreation Division for the theater, phase 1, in the amount of \$75,000. The motion was seconded and carried 8-0.**

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS REGARDING CONTINUING THE PARTNERSHIP EFFORTS WITH THE WESTERN NEVADA COMMUNITY COLLEGE FOR THE CONSTRUCTION AND OPERATION OF A JOINT RECREATION, HEALTH, AND WELLNESS CENTER PROPOSED TO BE LOCATED ON COLLEGE PROPERTY ON COMBS CANYON ROAD (7:47:19) - Chairperson Curtis introduced this item, and Mr. Moellendorf reviewed the staff report. Mr. Moellendorf advised of staff’s recommendation to continue pursuing the partnership with WNCC as there has been no indication from the Board of Supervisors to terminate it. He further advised of continued support from local legislators, and positive discussions between the Board of Regents president and Mayor Teixeira. He expressed the belief that the potential benefits of pursuing the partnership outweigh the short term effort. He discussed ongoing funding required for operation of a recreation center, and noted the wisdom of a partnership. He recalled comments from the Board of Supervisors to exhaust all avenues in seeking funding for the project, and advised that this has not yet been done.

Commissioner McKenna inquired as to the cost of abandoning the plan and moving the facility to the alternative site. Mr. Moellendorf advised of the potential to lose an \$8 million partner. He reiterated that the contract with Valentiner / Crane Architects has been suspended. He advised of discussions with City Manager Linda Ritter regarding the possibility of opening that portion of the contract which would provide for drawing plans and elevations. These could be submitted to the State Legislature as a means of marketing the project. Mr. Moellendorf expressed the opinion that the contract with Valentiner / Crane is a small issue in the long-term view of the project. He acknowledged the possibility of losing “some ground” in the area of construction costs, but advised that construction costs are beginning to level off. In response to a further question, he advised that the issues surrounding the project are not just financial. There are also political aspects to consider. “Once the legislature comes into the picture, all bets are off.” Mr. Moellendorf expressed the opinion it would be premature to “throw in the towel at this point.” Ms. Ritter advised that concerns over constructing the recreation center aren’t focused on capital costs as much as operating costs. City staff is working with WNCC representatives to determine exact operating costs and how they would be shared. Ms. Ritter advised that unless the operating costs can be proven, the recreation center cannot be constructed.

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In response to a question, Mr. Moellendorf reviewed possible actions. Chairperson Curtis advised of a draft memorandum of understanding, and suggested agendaizing it for review by the commission as soon as possible. She further suggested considering programming for the recreation center. Commissioner Felesina inquired as to whether the plans could be used at an alternate site. He suggested that, "as the college grows, the demand from the college is going to get greater and greater." He expressed concern over the project, and suggested the slim likelihood of the legislature allocating the requested funding. He expressed concern over "throwing away \$10,000, \$15, \$20,000 for nothing." Mr. Moellendorf expressed the belief that the funding allocated toward planning and design should be considered an investment in the hope of a return of an additional \$8 million and long-term sharing of operational costs. He advised that the drawings could not entirely be used at another site. He noted that the joint use agreement was scheduled to be presented to the commission at the November 21st meeting. He advised there are programming challenges which will inform the building design. He referred to the combined City and WNCC staff trip to Salt Lake City to visit centers designed by the architectural consultant. The trip helped the two partners to come closer in visualizing programming.

(8:00:30) In response to an earlier comment, WNCC Vice President of Institutional Advancement Helaine Jesse emphasized that the students who attend the community college are residents of Carson City. She advised of having been very clear all along that funding for the project is dependent upon the legislature, and that nothing will be known until the end of the legislative session. WNCC representatives will do "our very best to get the project funded."

In response to a question regarding the "odds" of receiving funding from the legislature, Ms. Ritter advised that the project has the benefit of being submitted as a partnership. It is unique; "it could set the example for the future." Because of that, Ms. Ritter expressed the opinion the project has a good chance of being funded. The chancellor is very supportive of the project. Ms. Ritter expressed optimism over the project because of the partnership and because \$8 million is not a great deal of money "in the big picture." Commissioner Felesina expressed support for the community college, but weariness over the length of time associated with this project. In response, Ms. Ritter advised there may be a couple more years in the project time table because of the need to address operating costs.

Commissioner Livermore advised of discussions with Ms. Ritter regarding operational funding. He advised of having reviewed Question #18 earlier in the day, and that it could never cover operating costs for the new recreation facility. He reviewed estimated figures which could be contributed by WNCC over the next twenty years. Commissioner Keeton expressed the belief "we're in no worse position than we were when we started a year and a half ago as far as knowing the answer." He agreed that construction costs may be leveling off. He expressed the opinion that terminating the partnership, at this point, would be "foolish." He expressed support for proceeding and "coming to the conclusion with the legislature." He pointed out that the memorandum of understanding has yet to be completed, and that there are many ways to "back out" of the partnership if a determination is made the project will not be beneficial to the City and to WNCC. He noted the recommended action to "continue to pursue the partnership," and expressed support.

Chairperson Curtis called for public comment. (8:09:34) Bob Lytle commented that "two partners have to have equal amounts of money to go into a project and make it happen." He expressed the understanding that "one partner doesn't have anything." He expressed concern over the operating costs, and noted "there are other things in this town we need to do and fix up like Fuji Park among other things." He expressed additional concern over the project impacting local residents "very heavily."

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Commissioner Keeton noted the Parks and Recreation Department policy to recover 100 percent of direct operating costs. He suggested the policy should be continued with the recreation facility. He further suggested determining exact operating costs and charging accordingly. Chairperson Curtis noted a consensus of the commission to proceed with pursuing the partnership.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (8:13:52) - Mr. Fahrenbruch provided status reports on the Governor's Field asphalt project, Silver Oak Park, and FEMA flood repairs at Riverview Park and the V&T Trail. (8:17:40) Mr. Moellendorf reviewed the "FYI" items included in the agenda materials.

COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (8:12:37) - Chairperson Curtis read into the record Greg Davis' resignation letter, a copy of which was included in the agenda materials. (8:16:55) Chairperson Curtis reviewed the "FYI" items included in the agenda materials.

5. FUTURE AGENDA ITEMS (8:11:50) - Commissioner McKenna requested staff to agendize discussion of the safety of children in the care of Parks and Recreation Department staff.

6. ACTION ON ADJOURNMENT (8:18:00) - Commissioner Keeton moved to adjourn the meeting at 8:18 p.m. Vice Chairperson Hoffman seconded the motion. Motion carried 8-0.

The Minutes of the October 3, 2006 Carson City Parks and Recreation Commission meeting are so approved this 7th day of November, 2006.

DONNA J. CURTIS, Chair