

# CARSON CITY PARKS AND RECREATION COMMISSION

## Minutes of the July 22, 1997 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was held on Tuesday, July 22, 1997 in the Community Center Bonanza Room, 851 East William St., Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Ken Elverum  
Vice Chairperson Robert Kennedy  
Larry Osborne  
Jon Plank  
Susan Scholley  
John Simms  
Charles Wright

**STAFF:** John Berkich, City Manager  
Steve Kastens, Parks and Recreation Director  
Barbara Singer, Recreation Supervisor  
Scott Fahrenbruch, Parks Superintendent  
Fran Smith, Recording Secretary  
(PR 7/22/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Elverum. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Chairperson Elverum called the meeting to order at 6:00 p.m. A roll call was taken and a quorum was present although Commissioners DeMar and Chapman were absent and Commissioner Scholley had not yet arrived.

**B. APPROVAL OF MINUTES** - Commissioner Plank moved to approve the Minutes of the May 6, 1997 meeting. Commissioner Wright seconded the motion. Motion carried 6-0.

**C. PUBLIC COMMENT** - None.

Chairperson Elverum welcomed new Commissioner John Simms and noted that Mr. Simms had been involved in youth sports for quite a while.

### AGENDA ITEMS

**1. REVIEW AND POSSIBLE ACTION ON LOCATION OF FUTURE GYMNASIUM TO BE CONSTRUCTED WITH QUESTION #18 FUNDING** - (1-0073.5) Mr. Kastens referred to his staff report and said one of the items in Question 18 was the new community gymnasium. He said staff had been exploring potential sites for it and were now ready to present their thoughts and recommendations. He added that basically two sites and the reasons were listed in the staff report. The sites were at Silver Oak and Edmonds Sports Complex with the Silver Oak location being the preference. However, he added they would listen to any other suggestions for sites from the Commission or the public. He commented that either one of these sites would not require funding for acquisition of the land because the City already owns Edmonds and the School District owns the property at the Silver Oak location although the City would have to get permission from them to utilize their property. He talked about the summer programs held by the Parks Department and explained why, if the School District goes to a year round schedule, Parks would need an additional site to house some of the programs. He also talked about why events at the Community Center could hamper those programs which is why they would be moved to the new gym. He noted that the Silver Oak site has some advantages over Edmonds one being the school bus routes. He said the Boys and Girls Club was represented at this meeting adding that they were in the process of getting a location for their new facility. He added that staff has discussed with them the potential of their facility being located near the site of the new gym. He reiterated that the City would have to get permission from the School District to use their site at Silver Oak but at the same time Parks could give them joint use of their three acre park site. He then visually pointed out the location of the park site on a drawing and said it could be a place

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for play fields.

(1-0405.5) Chairperson Elverum asked about the acreage of the school site and the park site and Mr. Kastens said it is thirteen acres. He also asked about the site of the proposed gym and Mr. Kastens said it would be approximately 12,000 square feet. Chairperson Elverum said it was his understanding there is a possibility the School District might not build a school. Mr. Kastens said Mike Mitchell of the School District was present and might provide some information. Commissioner Kennedy asked how long it would take to construct the gym and Mr. Kastens said the original timetable indicated it would be about three years. Commissioner Plank said he recalled former member John McKenna saying he was convinced that this city would never build another school. He commented that the Community Center was a complex and much more than a gym. He felt it is a very attractive location for gun shows, etc. and that accessibility was convenient. (1-0757.5) Mr. Mitchell said he remembered the comment made by Mr. McKenna. He added his feeling that this is really predicated on growth. However, he noted that the School District did not want to relinquish their options on the Silver Oak site because at this point they do not know what will happen in the next five or ten years. He added if the gym and/or Boys and Girls Club was to go on the site it would be conducive to and compatible with an ultimate school site if one is needed and the electorate funded it. He added there would be side benefits for the School District such as parking, the gym, the Boys and Girls Club, a cafeteria and multi-purpose room, and the fields that would be in place. Chairperson Elverum asked if the gym and Boys and Girls Club were built without a school how would the School Board envision the land being used. Mr. Kastens said the development agreement with Silver Oak says if the school is not built they, Silver Oak, would proceed with a turf area until such time as the School District presents a plan to build. He confirmed for Commissioner Simms that even though a school might not be built staff would still recommend it as the location of the gym. (1-1001.5) Cathy Blankenship, Director of the Boys and Girls Club, said they had been asked to consider the Silver Oak site for the club and noted it enhanced an opportunity for them to work with the School District and Parks and Recreation. She added that Ms. Singer, Recreation Superintendent, is on the Board of the Boys and Girls Club and helped create it. She also said they work with the School District who provides tutoring programs after school and free bussing. She commented that the Club has also discussed with Parks and Recreation about programs that could be offered if there were more than one gym. She then stated they support the joint use among the School District, Parks and Recreation and Boys and Girls Club and expects to continue the relationship. Roger Williams, past president of the Boys and Girls Club and currently the Chairperson of the Facilities Committee. He felt that Ms. Blankenship and Mr. Mitchell had done a good job explaining their position. Chairperson Elverum asked if the Boys and Girls Club had considered the Edmonds site and Ms. Blankenship said it would not be logistically good regarding transportation. She felt that the Silver Oak site makes the most sense considering population, transportation, and cost. Commissioner Kennedy asked if they plan to keep the current location. Ms. Blankenship stated they have a five year lease option with the State that the City leases on their behalf. She added they would not be in their current location once they built a new facility. (1-1185.5) Jim Crompton commented on the School District saying they were going on multi-track. He added if a gym is to be built that the school will use, he felt it could go on multi-track as well. He said Silver Oak is looking at being an upscale community and had indicated they do not want a high school in that area. He questioned if they would also say they do not want a gym or school in their development. Commissioner Osborne commented on the long series of steps that have to be taken before anything can be done about the gym. Ms. Blankenship read a letter from Silver Oak into the record. (The clerk did not get a copy.) The essence of the letter was their support of the gym project. Discussion ensued on the location of the highest density of population in the community and it was agreed it would be on the north end of the community and that the Silver Oak location of the gym makes more sense. Commissioner Osborne then moved that the Parks and Recreation Commission accept staff's recommendation that the Commission move to identify the Silver Oak site as the preferred site for the construction of the new gym. Commissioner Kennedy seconded the motion. Motion carried 7-0.

Commissioner Scholley had arrived during this discussion.

**2. REVIEW AND POSSIBLE ACTION ON LONG RANCH ESTATES PARK AND RECREATION FACILITIES** - (1-1445.5) Mark Rotter of Capital Engineering representing the Long Ranch developer - Dan Kovach, CFA - Guy Farmer - Jim Crompton - Mr. Kastens referred to his staff report and said several years ago the Commission approved the overall development plan for the subdivision. He felt that all the Commissioners had not seen the plan and that the developer's representative was here to respond to any questions they might have. A

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map of the site had been included in the packet and Mr. Rotter visually pointed out several details including public open space, the future park site, pathways, landscaping, etc. Discussion ensued on use of public areas, responsibility for their maintenance, access to adjoining Forest Service property, and detention basins. (1-1981.5) Mr. Kovach said he had been involved in the open space landscape issues. He added he was at the meeting to discuss the landscape specifics and the park site itself. He also visually pointed out their locations and provided details of work that is planned and the uses to which they can be put. Commissioner Kennedy asked about the potential for ball fields and Mr. Rotter said this had originally been discussed but there would not be any formal sites with lights, backstops, etc. Commissioner Kennedy asked about plans for parking and Mr. Rotter said it would be on street. However, he noted the width of the street could accommodate the cars. Commissioner Scholley said there had been discussion that the original asphalt paths in the development were deteriorating. Mr. Rotter explained they had since done an overlay. (1-2928.5) Mr. Farmer said he lives on the southeast corner of the park and one of the reasons he had bought there was because it adjoins the park site. He noted that the landscaping had been slow but recently the developer has improved this and are also doing what they had been describing at this meeting. However, he said there is still no park. He noted that he and some neighbors are also anxious to get the final landscaping of the park and urged the bureaucracy to proceed. He also agreed that the width of the street allows for parked cars. (1-3071.5) Mr. Crompton asked if the park site and open space areas will stay as such and Mr. Kastens said they would. Commissioner Kennedy then moved that the Parks and Recreation Commission approve the plans as submitted. Commissioner Osborne seconded the motion. Motion carried 7-0.

**3. REVIEW AND POSSIBLE ACTION ON BUREAU OF LAND MANAGEMENT TRAILHEAD PLAN FOR PROPERTY ON THE EAST SIDE OF CARSON RIVER ALONG DEER RUN ROAD - (1-3175.5)** Mark Kimbrough, Carson River Advisory Committee - Tom Abbett, BLM - Mr. Kastens said this was actually a report from staff, and representatives from the Carson River Advisory Committee and BLM. A map of the area and a trailhead drawing had been included in the packet. He explained they had been trying to develop an area that is currently open and accessible to the public but said there is a need to exercise some control because there is a lot of erosion caused by people driving over the edge and going down to the river itself. He felt this plan would restrict some of that movement but at the same time would allow the opportunity for the public to visit the river. Mr. Kimbrough also had a map of the property ownership. He visually pointed out the roads and said they had worked on the system so that people can park and walk to the river. He also noted they had focused on having school groups at the site. (1-3471.5) Mr. Abbett felt this was a good situation for the City and BLM to work together on a coordinating plan. He noted that current access to BLM and City land causes an impact along the river which they have been working to solve. He also commented that because of this some areas have been closed to camping. Commissioner Wright asked about opening up the east side of Deer Run Road for ORVs. Mr. Abbett said that would be a limited area and that their proposal is that could be designated as an access area to Brunswick Canyon would not be an open access area as it is now.

Commissioner Wright left at 7:34 p.m. A quorum was present.

Commissioner Plank then moved that the Parks and Recreation Commission accept staff's recommendation and proceed with development of the parcel on the east side of the river along Deer Run Road between Deer Run Bridge and Sedge Road as presented. Commissioner Osborne seconded the motion. Motion carried 6-0.

Chairperson Elverum called a recess at 7:35 p.m. When he reconvened the meeting at 7:40 p.m. a quorum was present and Commissioner Wright had returned.

**4. REVIEW AND POSSIBLE ACTION ON REQUEST TO CONSTRUCT A RADIO CONTROLLED CAR TRACK IN CENTENNIAL PARK NEAR THE TENNIS COURTS AND UPPER SOFTBALL COMPLEX - (2-0271.5)** Michael Geist, President of the RC Club - Mr. Kastens said he had been contacted by a group from the Silver State RC Club about locating a radio controlled car facility. He had referred them to High Sierra Radio Controlled Club and that joint use was starting to occur. However, Silver State had again contacted him asking that they be given consideration for a new location. Mr. Kastens said he had recommended they look at the Centennial site because there is still a lot of open land available. He added that Mr. Geist had put together a proposal which he had submitted. This had been reviewed and staff had recommended approval of the request and give them an opportunity to develop the site at Centennial. Mr. Geist provided a history of the club and said the

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idea was to promote family activities. Discussion ensued on the need for water on the track and Mr. Kastens explained how they could run water to the facility. Chairperson Elverum asked if they would build the track themselves and Mr. Geist said they would. Commissioner Simms asked about the number of participants and Mr. Geist said about 35 plus family members. Commissioner Osborne asked if they had met with any of the other users of Centennial. Mr. Geist said they had not, basically because they did not feel there would be any interference. Commissioner Osborne then suggested they contact the other clubs to make sure there would not be a problem. Commissioner Plank asked if their track would compete for available parking. Mr. Kastens did not feel this would be a problem and explained where people who use the softball fields park. Commissioner Scholley expressed a concern that putting the RC facility in could possibly interfere with future expansion of the ball fields. Mr. Kastens said it is not large enough for another softball field. He also stated that the tennis club had looked at plans for expanding. He said two more courts can be installed between their current facility and the play area. Commissioner Scholley expressed a concern about the noise and Mr. Geist explained the majority of the cars are electric. He also said there is one race per hour lasting five minutes and over a period of five hours the competition lasts there would not be much noise. Commissioner Osborne reiterated his feeling that the Club should meet with the other users and come back to the Commission at a future meeting. No formal action was taken.

**5. REVIEW AND POSSIBLE ACTION ON TIMETABLE FOR FAIRGROUNDS EVENTS CENTER DEVELOPMENT AS PROPOSED BY BAR ONE ENTERPRISES - (2-0931.5)** Mr. Kastens stated that the question had come up several times at meetings. He said an update was that the Board of Supervisors had taken action at their July 3 meeting at which time they had given Bar-One until November 6, 1997 to submit a proposal for consideration and possible approval by the City. Mr. Berkich said the Board had been interested in the project for several months and had asked that the Barones come back to the Board with their current plans. He added that a sunset clause for submittal of a proposal had been left out of the City's submittal process and that the November 6 date had been set at the July 3 meeting. He noted if the agreement is not available by that date then the project would be voided.

(1-1055.5) At this point Mr. Berkich said the possibility of moving the State Fair to Fuji Park is good depending on the resolution of the Barone project. Commissioner Plank said he and another Supervisor were willing to extend the November 6 date a little longer if it appears a proposal is forthcoming. Commissioner Osborne said the Commission had asked about the proposal before the State Fair issue came and should have been given an update some time ago. Commissioner Scholley said it was her understanding that the Commission had adopted a Master Plan for Fuji Park and before any proposal by Bar-One is accepted she felt it should be looked at to compare it with what the Barones were proposing. Mr. Kastens explained that the Barone facility is within the Master Plan and have tentatively been allowed to pursue it. He added before the lease agreement is approved it would have to get consent from the Commission. No formal action was taken.

**7. STATUS REPORT ON HOLDING THE NEVADA STATE FAIR AT THE FAIRGROUNDS - (2-1304.5)** Mr. Kastens reported the State Fair had met with staff and reviewed the site. He added that they tentatively felt they could relocate to Fuji Park. He added that Mayor Masayko had sent them a letter advising that the Board of Supervisors had voted to invite them to hold the 1998 State Fair at Fuji Park and that the City is waiting for a reply. Commissioner Osborne asked who would be standing the expense. Mr. Berkich said each year the State pays the Livestock Events Center for the use of the facilities. He added this had not been discussed in detail but it had been suggested the State realized they would have to pay some money for the use of the Carson City facility. He also stated they had indicated they would use the facility for a period of perhaps twenty-five years. He noted that should the Bar One project not go forward the State would like to see something put together to develop the fairgrounds along the lines of the Master Plan. Mr. Kastens expressed his feeling that part of the haste on the part of the State was that they were possibly considering getting some funding from the Legislature before it adjourned but now must wait until the next session.

**6. REVIEW AND POSSIBLE ACTION ON POLICY REGARDING GRAFFITI IN CITY PARKS AND RECREATION SITES - (1-1491.5)** Mr. Kastens expressed his appreciation for the work Commissioner Osborne had done on this. Chairperson Elverum said the skateboard park has been opened for a month and would like an update on how the project is working. Commissioner Osborne stated that previous to the opening there had been discussions on graffiti and that the newspaper had commented that perhaps there was a controversy between

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the Sheriff's Department and the Parks and Recreation Department regarding what would be done about it. He said both he and Mr. Kastens has testified during the time an anti graffiti ordinance was being proposed. He added that an ordinance is now in effect that graffiti will not be tolerated, not just at the skateboard park but any place in the City. Mr. Kastens said he had clarified the situation relating to the Sheriff's Department with the newspaper reporter. Discussion ensued on the possibility of using a mural at the skateboard park but this was not considered a viable alternative. (1-2091.5) Pat Conroy agreed with the idea of zero tolerance on graffiti and that this needs to be emphasized to those who participate in it. Commissioner Wright wanted to eliminate consideration of a mural and concentrate on graffiti. Commissioner Osborne moved that the Carson City Parks and Recreation Commission pass a resolution of support of the Sheriff's zero tolerance for graffiti and reaffirm that this Commission will not tolerate graffiti in any of the City parks or facilities. Commissioner Wright seconded the motion. Motion carried 7-0.

**8. REVIEW AND POSSIBLE ACTION ON REPORT CONCERNING USGS SHALLOW GROUND WATER STUDY, 1989 AS IT RELATES TO PARK SITES - (2-2225.5)** Mr. Kastens noted that Commissioner Osborne had asked this be on the agenda in response to a newspaper article on possible nitrate contamination in the water at some of the City's park facilities. He noted since then Environmental Control Manager Ken Arnold had done analyses at Mills Park and Sunset Park and that the results indicated there is no nitrate contamination in either park. No formal action was taken.

**9. STATUS REPORT ON MILLS PARK TRAIN - (2-2306.5)** Mr. Kastens said he wanted to take this opportunity to provide an update. He added that on June 5 the Board of Supervisors had approved the purchase of the rolling stock from William and Patricia Kreider. He pointed out that a copy of the agreement was in the packet. He said there is still some work to be done which is that the City needs to look into modifications to the Carson City Railroad Association's agreement with the City. He added that he and the District Attorney's office are going to attempt to handle these and that at such time as a new agreement has been drafted he would bring it to the Commission for their review and approval. He noted there were two areas in the new agreement that need to be considered. One was the ownership of the track and the other was what would the City do when the train is ultimately paid off. He added in the interim he had added to the agreement a memorandum of understanding between the City and the Railroad Association which makes it clear as to where the money is going to be coming from relating to making the payments. He noted that both he and the president of the Association had signed the addendum so that there would be no disagreement. He also reported that the first payment was received from the Association in the past few days. No formal action was taken.

**10. STATUS REPORT ON HIDDEN MEADOWS ESTATES, UNIT #2 - (2-2438.5)** Mr. Kastens apologized to the Commission for not having brought this to the Commission sooner. He noted this was not a large project and there were not many opportunities for the Commission within the development. However, the owner of the development, Al Bernhardt, had been supportive and on his own initiative had gone out and secured the easement and the rights for the Mexican Ditch path and its construction. He also noted that the developer will be getting RCT funding for the improvements. Commissioner Plank commented that in the CC&Rs the adjoining property owners rather than the City were to maintain the trail. Mr. Kastens said the City is maintaining the part that is not in the subdivision. Commissioner Scholley asked about an issue regarding a parcel relating to access from the junior high school through to the ditch trail. Mr. Kastens explained how the City would use RCT funding to the developer for the parcel to acquire it for the access. No formal action was taken.

## GENERAL DISCUSSION

**1. Future Agenda Items from Commission Members - (2-2655.5)** Commissioner Plank commented on discussions relating to a bike path at Edmonds which needs to be off the road. He added that Utilities Director Dorothy Timian-Palmer had plans to do something at the wastewater treatment plant. He felt that Utilities might be willing and financially able to do something that would deal with a lot of the traffic in the Empire residential area. Mr. Kastens said he had been working with Utilities on that proposal and noted he would bring a report to the Commission.

(2-2757.5) Chairperson Elverum noted the Commission had given developers a date of June 12 to respond to the

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guidelines for Park development and asked for an update. Mr. Fahrenbruch had included a memo in the packet stating that the developers had indicated their desire that the guidelines be more specific and less subjective. He said they felt Carson City should get input from other communities on what they were doing before pursuing this. Commissioner Osborne agreed there should be definite criteria because the development community wants something that is not open and loose for interpretation.

**2. Comments from Commission Members (2-2971.5)** Commissioner Wright referred to shows at Fuji Park and asked about the rates because he noted he had never seen a list. Mr. Kastens said they had been reviewed early in the year. He said there is also an agreement with the Outlaw Karts for their use of the facility. He also commented that any group wanting to put on an event makes the reservation through the Recreation Division and that he could get copies which provide this information.

(2-3045.5) Chairperson Elverum thanked Mr. Fahrenbruch for fixing Riverview Park after the floods. Mr. Fahrenbruch said he would provide the Commission with a staff report on this at the next meeting.

(2-3118.5) Commissioner Simms reported that Carson City had recently hosted a big baseball tournament and that all his requests made to Mr. Fahrenbruch had been granted. He also noted that the feedback from participants was that it was the best tournament in years.

(2-3163.5) Commissioner Kennedy asked if any of the golf course employees had been absorbed. Mr. Fahrenbruch said there were three, two of whom went to the Street Department and one to Utilities along with three in the Parks Department. He said he had not lost any people to bumping because the three positions had been held open for about a year.

**3. Status Reports from Commission Members - (2-3227.5)** Chairperson Elverum said the swimming committee had not met.

(2-3251.5) Commissioner Osborne said he and staff had met to discuss the twelve proposals that had been submitted. He added that four had been selected and Mr. Kastens said Cathexes had responded. He noted he is in the process of negotiating an agreement with them.

**4. Comments and Status Reports from Staff - (2-3319.5)** Mr. Kastens had sent the Commission copies of a memo relating to Development Plan Review Procedure which outlined future plans.

(2-3351.5) Mr. Kastens had also sent them copies of the development agreements with Northridge and Silver Oak for their review. He had also included in the packet a list of supplemental requests that were approved by the Board of Supervisors for 1997-98.

(2-3395.5) Mr. Kastens then noted there was a memo reminding the Commission of the BOARDWALK Training Workshop scheduled for September 16.

(2-3455.5) He reported that the park planner position had been re-opened until August 1 because of the lack of response to the first announcement.

(2-3531.5) Mr. Fahrenbruch said he had been in contact with the State Arts Council regarding a possible mural program at some of the parks. He noted he could be making a presentation on this at a future meeting. He emphasized this has nothing to do with the skateboard park.

**5. Status Report on Question #18, Residential Construction Tax Capital Improvement - (2-3605.5)** Mr. Kastens said the first revenue would come in starting October 1.

**6. Legislative Issues** - This was removed from agendas as an ongoing item.

There being no further business Chairperson Elverum entertained a motion to adjourn. Commissioner Osborne

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moved to adjourn. Commissioner Kennedy seconded the motion. Motion carried 7-0. Chairperson Elverum adjourned the meeting at 9:01 p.m.

The Minutes of the July 22, 1997 meeting of the Carson City Parks and Recreation Commission

ARE SO APPROVED \_\_\_9/2\_\_\_, 1997

/s/ \_\_\_\_\_  
Ken Elverum, Chairperson