

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the May 16, 2000 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was held at 5:30 p.m. on Tuesday, May 16, 2000 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Simms
Vice Chairperson Glen Martel
Lou Cabrera
Jim Dunn
Larry Osborne
Jon Plank
Stacie Wilke

STAFF: Steve Kastens, Parks and Recreation Director
Scott Fahrenbruch, Parks Superintendent
Vern Krahn, Parks Planner
Kathleen King, Recording Secretary
(PRC 05/16/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Simms. 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 (1-0002) - Chairperson Simms called the meeting to order at 5:30 p.m. Roll call was taken; a quorum was present. Commissioners Elverum and Wright were absent. Commissioner Wilke arrived at 5:35 p.m.

ACTION ON APPROVAL OF MINUTES (1-0008) - Vice Chairperson Martel moved to approve the minutes of the March 7, 2000 and April 18, 2000 meetings, as presented. Commissioner Cabrera seconded the motion. Motion carried 6-0.

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

AGENDA ITEMS:

1. ACTION ON SYMMS TRAIL GRANT APPLICATION FOR LINEAR PARK PHASE III (1-0022) - Mr. Krahn provided background information on this item, and reviewed the staff report. He referred to the map included in the agenda materials, and described the project which staff will be completing this year. The cost of the project is estimated to be approximately \$91,000. The amount of grant funding to be applied for is \$60,000. Matching funds will come from the Quality of Life fund for bikes and trails, leaving a balance of \$31,000.

Commissioner Osborne discussed the stretch of trail heading east behind Governor's Field which has been torn up due to ongoing development. He inquired as to whether or not the developer is responsible for constructing a path in the area. He further inquired as to when the paved pathway that goes through the

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cattle guard will be extended. Mr. Kastens provided historical information on the previous planned unit development where the developer requested permission to utilize the City's linear ditch for their open space requirement. The City granted permission with the condition that the developer construct and landscape the linear path. Approximately two years ago, the property changed ownership. The new owner/developer has reconfigured the development and no longer needs the linear park to meet the open space requirements of a planned unit development. Mr. Kastens explained this is the reason for applying for the grant, as the current developer has no obligation to assist in constructing the linear park. The developer will be required to repair and restore the path to its original appearance and Mr. Kastens will ensure that this is done. Mr. Krahn advised that the Streets Department has also contributed to the current appearance of the path because of work done in the ditch. He has been assured by Streets Operations Manager John Flansberg that the path will be repaired/restored.

With regard to Commissioner Osborne's question regarding extending the path from Saliman Road to Fifth Street, Mr. Kastens explained that the time frame is dependent upon acquisition of freeway property by the Nevada Department of Transportation ("NDOT"). He provided historical information regarding the original freeway plan which would have crossed the linear park property at the east end. He described the boundaries of the linear park property, and explained that the City had been able to mitigate the freeway plan to allow NDOT to cross the park site in exchange for additional right-of-way on the west side of the easement. NDOT was required to obtain additional right-of-way to accommodate the bicycle/pedestrian path to East Fifth Street. In addition, City staff has been working with NDOT on phase two of the freeway to ensure access across Fifth Street and under/over the freeway across the Lompa property in order to continue on the linear path to the Mexican Ditch. As soon as NDOT acquires the necessary right-of-way in that area, staff can proceed with final construction of the path to East Fifth Street. Mr. Kastens indicated that he does not yet know the time frame for the project. He commented on the amount of use the path receives even though at the present time it requires stopping at the fence and turning around to come back. Commissioner Osborne suggested a sign indicating that the cattle gate can be opened and passed through. Mr. Kastens discussed the City's agreement with the Lompa family to maintain a north/south access in their pastures. He explained the operation of the gate, and discussed the ASHTO standards which required construction of the bridge and the cost factors for the same.

Commissioner Osborne moved that the Commission approve submission of the grant application using Quality of Life Capital Projects Trails and Bike Paths line item for matching funds for the Symms Trails Grant Application for linear park phase III as presented. Commissioner Dunn seconded the motion. Motion carried 7-0.

2. STATUS REPORT ON LONG RANCH ESTATES STREET SCAPE IMPROVEMENTS AND MAINTENANCE OF STREET SCAPE, OPEN SPACE, AND PARK SITE (1-0280) - Mr. Kastens advised that Commissioner Dunn had attended the May 3rd meeting, and that Vice Chairperson Martel and Commissioner Dunn had attended the first meeting. He provided a brief overview of the discussion at the first meeting which included maintenance and street scape, and reviewed the staff report. Mr. Kastens referred to the maintenance standards included in the agenda materials, and Mr. Fahrenbruch reviewed the same. In response to a question, he advised that the maintenance standards for the park are typical for all community parks. With regard to Long Ranch Park, Mr. Fahrenbruch advised that the lawn

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has been aerated and fertilized, initial chemical applications have been done, ninety percent of the landscape planters have been cleaned out, and additional bark mulch will be added this month. The native areas at the east and west ends of Long Ranch Park will be re-seeded by the developer and the contractor as they were not finished as well as staff would have liked. Mr. Fahrenbruch advised that he has committed to visit the site each week with his staff. With regard to the open space areas, Mr. Fahrenbruch advised that the six foot fire zones behind all the houses have been established. He referred to the concerns regarding fire hazards expressed at the March 7th joint meeting between the Commission and the Board of Supervisors. The areas along Thames and Longview have been re-seeded. Chemical weed control applications have been done in the open space areas and will be continued throughout the season. The weeds in all the entryway planters have been cleaned out and chemically treated. Mr. Fahrenbruch advised of the number of staff which have been specifically assigned to Long Ranch Park and Long Ranch Estates Open Space, and indicated he is confident things can be turned around.

Commissioner Cabrera inquired as to whether evaluation of the situation has taken place in order that procedures can be implemented to address similar problems in the future. Mr. Kastens acknowledged and explained the problems which City staff experienced in dealing with open space as a new factor in development. He discussed the misconception of the phases 1, 2, and 3 residents regarding the open space areas. He explained the differences between the Long Ranch, Silver Oak, and Northridge subdivisions and the open space requirements for each, and discussed the experience of staff with regard to the various development agreements. He invited the Commissioners to visit the Long Ranch Estates area and noted the differences which have taken place between now and the same time last year.

Chairperson Simms expressed a concern that the Long Ranch Estates residents will use the City as their landscaping contractor. He suggested that staff come to a conclusion on the amount of assistance which will be provided. He inquired as to the number of people in attendance at the May 3rd meeting, and the residents' level of organization. Mr. Kastens estimated that approximately 35 people had attended the May 3rd meeting, and advised that the residents have not elected officers or a chairperson. They are not organized under a homeowners association. He concurred with Chairperson Simms' concern and suggested that the Commissioners visit the area and plan to attend the October meeting to comment on the status of the maintenance. Commissioner Wilke commented on the differences she has noticed and the number of times she has seen a Parks Division truck in the area. Commissioner Plank commented on the amount of resources needed to remedy the situation. Mr. Fahrenbruch pointed out that the area continues to grow, as phases 4 and 5 are currently being constructed and phase 6 is getting started. He indicated that had the Parks Department been able to maintain the area from the outset, the extra resources would not have been needed.

3. STATUS REPORT ON MULTI-USE PATH ALONG FREEWAY (1-0613) - Mr. Kastens referred to the newspaper articles included in the agenda materials. He commented on the attendance at the Transportation Board meeting, including members of the Commission, City Supervisors, Open Space Advisory Committee members, and Carson River Advisory Committee members, and provided an overview of the meeting. He expressed the opinion that the result of the meeting was positive, and discussed the agreement between Governor Guinn and Mayor Masayko to work out the details and funding associated with the path. Mr. Kastens advised that meetings have been scheduled with City staff to discuss ideas and

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issues, and City Development Services staff have been meeting with Nevada Department of Transportation staff. He explained that Development Services is the lead department on the project, and Parks and Recreation staff assists with input on the path. He advised that Parks staff is continuing to pursue additional right-of-way and/or easements from adjacent property owners on some of the larger, vacant lands to help reduce the cost of the bike path in regard to the required retaining walls.

GENERAL DISCUSSION

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (1-0690) - Commissioner Osborne requested a report on the status of the dispatch system and the projects which have been held up as a result. Mr. Kastens advised of telephone call from Renee Mayo, of the Sierra In-Line Hockey Association, who expressed a concern over the delay. He will provide a status report at the next regular meeting, and supplied background information on the matter.

COMMENTS FROM COMMISSION MEMBERS (1-0735) - Chairperson Simms recognized the students in attendance and thanked them for attending the meeting.

STATUS REPORTS FROM COMMISSION MEMBERS (1-0753) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (1-0755) - None.

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX, AND CAPITAL IMPROVEMENT (1-0757) - Mr. Kastens suggested touring the aquatic facility following the meeting. He advised that since the last Commission meeting, he had notified the contractor that he planned to pursue the default clause in the contract. Subsequent to doing that, the contractor contacted Mr. Kastens and requested his participation in a third-party, non-binding mediation process. Mr. Kastens allowed the contractor to name the third-party mediator, and expressed confidence in the individual chosen.

On Thursday, May 18th, the consultants and Parks staff will spend approximately four hours with the mediator to review the plans and specifications and to walk him through the project to point out the deficiencies. On Friday, May 19th, the mediator will meet with the contractor to hear his side of the issue. Within one-two weeks afterward, the mediator will provide a recommendation. Mr. Kastens advised that the contractor has indicated his willingness to comply with the mediator's recommendation. Mr. Kastens indicated that the process has delayed the opening of the therapeutic pool; however, due to the existing safety issues, he believes the community would be placed at risk by opening the facility. He advised that if the mediation process does not resolve the problem, he will immediately notify the contractor that the City will pursue termination of the contract through the default clause. In that case, the City will then hire another contractor to address the safety issues and complete the project, and payment of the bill will be determined by the court. Mr. Kastens explained that the two major areas of concern are the therapy pool and the water slide. Concerns also exist over the deck in the fifty meter natatorium, and incidents have occurred to reinforce Mr. Kastens' position.

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Mr. Kastens reported that the City had recently hosted the Northern Nevada Zone Swim Championships for the first time and many other requests are being made for use of the facility. He indicated that the staff have been moved into their permanent positions, i.e., the lifeguards have a guard room and some of the staff have their own desks.

Mr. Fahrenbruch provided an update on the status of the Edmonds Sports Complex. The three new fields were weeded by an inmate crew last week, and re-seeding and fertilization will take place the latter part of this week. He feels confident that the fields will be ready for play in the fall. Mr. Krahn advised of the improvements at the BMX Track, including completion of the electrical system in the new metal building. Mr. Fahrenbruch advised that Mayor's Park will undergo a final inspection on May 17th. The contractor has completed the two-year maintenance period and the City will be taking over the park in the near future. Chairperson Simms commented on the amount of use Mayor's Park receives. In response to a question regarding Blackwells Pond Park, Mr. Fahrenbruch advised of a scheduled meeting with Paragon Associates representatives on Friday, May 19th to discuss a plan to channel people in from the street to the playground and picnic areas only. The park is scheduled for hydroseeding next week. Mr. Krahn advised of a preconstruction meeting on the Wungnema House and, if the Board of Supervisors approves the project on Thursday, May 18th, construction will start the following week.

Mr. Kastens advised that the residential construction tax applications were due May 5th. Two new applications were received and the unfunded applications from last year will be carried forward. Staff will present the applications for review by the Commission in September or October. Mr. Krahn advised that the Mills Park bike path has been relocated. He acknowledged Vice Chairperson Martel for his assistance with this project, and thanked the contractors, Bertagnolli & Associates and McQueary Excavating.

ADJOURNMENT (1-1000) - Vice Chairperson Martel moved to adjourn the meeting. Commissioner Plank seconded the motion. Motion carried 7-0.

Several of the Commissioners and staff toured the Aquatic Facility at the invitation of Mr. Kastens. No action was taken.

The Minutes of the May 16, 2000 meeting of the Carson City Parks and Recreation Commission are so approved this _____ day of August, 2000.

JOHN SIMMS, Chairperson