

Item # 8B

**City of Carson City  
Agenda Report**

**Date Submitted:** August 22, 2006

**Agenda Date Requested:** September 06, 2007

**Time Requested:** 15 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department

**Subject Title:** Action to approve the Boys & Girls Club of Western Nevada site located at 1870 Russell Way for the proposed city indoor recreation center/multi-purpose gym.

**Staff Summary:** During the Parks & Recreation Commission meeting of August 21, 2007, the Parks and Recreation Commissioners approved a recommendation to the Board of Supervisors to approve the Boys & Girls Club of Western Nevada site for the proposed indoor recreation center/multi-purpose gym.

**Type of Action Requested:** (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to approve the Boys & Girls Club of Western Nevada site located at 1870 Russell Way for the proposed city indoor recreation center/multi-purpose gym.

**Explanation for Recommended Board Action:** Since the State Legislature failed to allocate funds to Western Nevada College for the construction of a City/College joint indoor recreation center, City staff and the Parks & Recreation Commission have been considering other options. The following three sites were presented by staff to the Commission during their August 21, 2007 meeting, JohnD Winters Centennial Park, Mills Park, and the Boys & Girls Club of Western Nevada site. The Boys & Girls Club presented a partnership proposal to the Parks & Recreation Commission during this meeting. The Parks & Recreation Commission passed by a vote of 8-0-1 a motion recommending to the Board of Supervisors the approval of the Boys and Girls Club site located at 1870 Russell Way for the proposed City indoor recreation center. The wording of the motion is as follows:

"Commissioner McKenna moved to recommend to the Board of Supervisors the approval of the Boys and Girls Club as the site for the proposed City indoor recreation center. Commissioner Livermore seconded the motion. The motion carried 8-0-1, with Commissioner Keeton abstaining.

**Applicable Statute, Code, Policy, Rule or Regulation:** N/A.

**Fiscal Impact:** At this point there is no financial impact.

**Explanation of Impact:** N/A.

**Funding Source:** N/A.

**Alternatives:** Deny the recommendation and/or direct staff towards another option.

**Supporting Material:** Staff report of Agenda Item 5A of the Parks and Recreation Commission meeting of August 21, 2007.

Prepared By: *R. Moellendorf* Date: 8/28/07  
Roger Moellendorf, Parks & Recreation Director

Reviewed By: *Linda Ritter* Date: 8/28/07  
Linda Ritter, City Manager

*Melanie Burkett* Date: 8/28/07  
(District Attorney)

*Stephan* Date: 8/28/07  
(Finance Director)

**Board Action Taken:**

Motion: _____	1: _____	Aye/Nay
	2: _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

**Parks and Recreation Commission  
Staff Report**

**Meeting Date:** August 21, 2007

**Agenda Item Number:** 5A

**Applicant:** Roger Moellendorf, Director

**Request:** Action to recommend to the Board of Supervisors approval of one of the following sites, JohnD Winters Centennial Park, Mills Park, or the new Boys and Girls site for the proposed City indoor recreation center.

**General Discussion:**

During the July 17, 2007, Parks and Recreation Commission meeting, staff and the Commission discussed the future direction of the indoor recreation center. At that time several sites and options were discussed. The general direction that staff received from the Commission was that there were too many options, eliminate the long-range plans, and that the Commission wanted to review the funding situation. This item addresses options regarding sites.

Staff has reduced the options to the following sites: 1) JohnD Winters Centennial Park, 2) Mills Park, 3) The new Boys & Girls Club site. The following is a brief recap of the advantages and disadvantages of each site.

**JohnD Winters Centennial Park**

This site is located south and west of the existing lower softball complex. The site could accommodate any project size from a basic single gym to a full-blown recreation center as originally envisioned by the Commission.

**Advantages:**

1. Property is owned by the City. There would be no cost associated with purchase of property.
2. The facility would compliment existing recreation amenities and activities located in the park such as softball, tennis, adult soccer, and the two Eagle Valley Golf Courses. In addition, the park is used by hikers and mountain bikers.
3. Physically the site is attractive and the building could make use of a sloping terrain and affords nice views of Carson City and Eagle Valley.
4. The site would be conducive to future expansion.

**Disadvantages:**

1. The site is not centrally located in the city and the site is distant to most residential areas.
2. There is limited potential for future additional residential growth in the area.
3. Non-motorized transportation routes are nonexistent and the potential is limited.

### **Mills Park**

There are several options that could be associated with this site, but some of these options depend on future plans of other entities such as the Library and the proposed performance arts center. Any placement of a facility at this site would most likely result in the loss of either existing parking areas, parkland areas, and the Mills Park tennis courts, or all three.

#### **Advantages:**

1. The site is centrally located and viewed as the center of recreation in our community.
2. The site would compliment the existing recreational facilities and programs already located in Mills Park.
3. Staffing needs may be minimized by consolidating and maximizing existing staff from the Community Center and the Aquatics Facility.
4. Proximity to the "downtown" may help enhance further investment and development downtown.

#### **Disadvantages:**

1. The site is physically restrictive, and depending on size of the facility, the building may be "shoe-horned" into the site.
2. The construction could be expensive on a square footage basis due to its restrictive size and possible remodeling of existing facilities.
3. Land encumbered by the Land, Water, and Conservation Fund may present a bureaucratic delay and additional costs for the procurement and development of replacement land.
4. Relocation of the drainage culvert in front of the Aquatics Facility will be an added expense.
5. There may be public resistance to using parkland (green space) and the tennis courts for this project.
6. Parking is a well documented issue. A report commissioned from Lumos Associates projected that addressing the parking issues may cost up to \$3,000,000. If the facility takes up additional parking the problems will only be exacerbated.
7. The addition of the facility at this site may increase traffic congestion on Roop Street.

### **Boys & Girls Club Site**

The Boys & Girls Club site is located at Russell Way and Northridge Drive and consists of 14 acres. The Boys & Girls Club is currently building a 12,000 square foot building and is planning a competition level tennis court and an outdoor playfield area. Building the facility at this location would require a formal partnership or relationship with the Boys & Girls Club. The site could afford a variety of options including anything from participating financially with the Club for the construction of a single gym to the building of a scaled down comprehensive recreation center. Building a comprehensive recreation center would require the acquisition, most likely through purchase, of four acres the Club currently has for sale. The formation of a formal partnership agreement with the Club can be seen as either an advantage or disadvantage.

#### **Advantages:**

1. The site is centrally located just off William Street (Highway 50) and near the Carson City Freeway.
2. The site is located near and readily accessible to single family homes and apartments.
3. The site is located near both Carson City High School and Mark Twain Elementary School.
4. The site has good intermodal (non automobile) transportation access with the Carson City Freeway pathway and the Northridge Parkway immediately adjacent to the site.

5. The use of the facility by two organizations could represent efficient and good use of the facilities.
6. There is the potential for good synergistic opportunities between the City and the Club.
7. Construction of the facility would help facilitate the completion of the Club's facility thus helping to expand and improve services to our youth.

**Disadvantages:**

1. The City doesn't own the land and would have to most likely purchase the property.
2. The project would include the development of a formal agreement with the Club and the sharing of the building.

**Recommended Action:** I move to recommend to the Board of Supervisors the approval of \_\_\_\_\_ as the site of the proposed City indoor recreation center.