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Washoe County Open Space and Regional Parks Commission
October 2, 2012

Commissioner Cliff Young called the meeting to order at 2:30 p.m.

1. Roll Call.

Members present: Anne Buckley, Jim, Nadeau, Cliff Young, Bill von Phul, Ed Harney, Patty Moen and Bob Jacobson. Sarah Chvilicek arrived at 2:38 p.m.

Board of County Commission Liaison: Kitty Jung

Staff present: Al Rogers, Deputy District Attorney Leslie Admirand, Eric Crump and Joanna Schultz

2. Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of October 2, 2012.

Motion by Commissioner von Phul to approve Agenda for the Open Space and Regional Parks Commission Meeting of October 2, 2012. Second by Commissioner Nadeau. Motion carried.

3. Public Comments and Discussion Thereon:

No public comment

4. Discussion and consideration of changing November regular meeting date of November 6, 2012 to an alternate date or cancel meeting in consideration of conflict with General Election Day in Washoe County.

Al Rogers, Acting Director said that the next meeting falls on Election Day. The Commission can choose to reschedule to another date or cancel the meeting.

In response to Commissioner Young regarding having met the mandated meeting dates and November items, Mr. Rogers said there are no items at this time that are time sensitive. This Commission has met eight times this year with one more it will meet the mandate.

Commissioner von Phul said with no items scheduled or time sensitive he recommends cancelling the November meeting.

Motion by Commissioner von Phul to cancel the November 6, 2012 meeting. Seconded by Commissioner Nadeau. Motion carried.

5. Review and discuss easement application from Truckee Meadows Water Authority for Betsy Caughlin Donnelly Park and possible recommendation to the Board of County Commissioners.

Jennifer Budge, Park Planner explained that Truckee Meadows Water Authority (TMWA) is seeking approval for an easement at Betsy Caughlin Donnelly Park.

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Chris Struffert, TMWA Senior Engineer gave a presentation on a proposed water line called the Caughlin-Mayberry intertie and requested easement.

In response to Commissioner Young regarding preventing future development, Mr. Struffert said a pipeline like this would make development of an amphitheater or building impractical. He believes the deed restricts development of both of these types of developments.

In response to Commissioner Chvilicek regarding what do they envision for making the property more valuable since it is a park and open space, Mr. Struffert said that goes back to a negotiated compensation between TMWA and the Parks Department. It could be contributed to some kind of development included in the Master Plan or putting the parcel back to the condition they found it in.

In response to Commissioner Nadeau regarding how deep the pipe is, Mr. Struffert said 20-inch pipe in diameter so he is proposing 4-foot depth from the top of the pipe.

In response to Commissioner Buckley regarding is TMWA going to leave the property as found, receive compensation or is it both, Mr. Struffert said it could be both. The minimum they would do is put it back to the way TMWA found it.

In response to Commissioner Nadeau regarding Option 4, is there a current easement on McCarran and what is being replaced, Mr. Struffert said they do not have a current easement and would have to request an easement through NDOT. There is not a transmission main that runs north-south in this area. There is an existing main that runs east-west and this main helps transmit water from the Hunter Creek reservoir on the far west towards Reno. There is a 24-inch main on Plumb that performs part of that function and a 42-inch main on Mayberry that performs another part of that function. So if the Plumb lane portion is eliminated they have to either replace in-kind or find another way to replace to get equivalent flow and the shortest distance and most effective way is to connect the pipelines on Mayberry with the pipeline on Plumb Lane.

In response to Commissioner von Phul regarding in Option 2, are there any permanent structure or large trees planned or will be affected and what about future development, Ms. Budge said is passive in nature, there is a lot of vegetation proposed. It is primarily pasture and cattle grazing lands at this time. There is a proposed parking lot and some access to the neighborhood at Wheatgrass and Eastwood. Other than this, there are no structures proposed. Most of the future development is not in the path of the Option.

Ms. Budge added that she did receive calls from adjacent neighbors with questions and concerns.

In response to Commissioner Nadeau regarding the rationale behind the sewer easement, was there no other options, maximum compensation is \$10,000 for Option 1 and \$1,500 for Option 2 and if the easement is permanent, Ms. Budge said the previous easement was for a sanitary sewer easement to connect to the Bath property/Garden Shop Nursery. The other alternatives Garden Shop had made it cost prohibitive for them. Our Easement Policy

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recommends not entering into any private easements, only easements that benefit the public. Initially that application was denied until staff worked with the property owner on mitigation measures to resolve the cost difference between his other Options and going through the park.

With regards to the compensation, Ms. Budge said we use the appraisal process as a baseline for mitigation. With previous easements we've granted, appraisals were conducted, but that was not always the amount of the mitigation agreed upon in the end. No concrete discussions have taken place on mitigation for this project.

This would be a permanent easement.

Commissioner Nadeau asked for clarification on staff's recommendation. Ms. Budge said that it is not that we don't have benefit to the waterline. The Option 3 wasn't too far cost wise outside of actually having to go through the park and any way we can not adversely impact our park is what we try to recommend. It also preserves the integrity of the park and the current culture. There is a lot of active pasture land that is very popular with the neighbors.

In response to Commissioner Moen regarding timeline for installation for Option 2, Mr. Struffert said they expect completion in April-May 2013.

Commissioner Chvilicek commented that the application says no visitor or environmental impacts, though she does not agree. There would be significant visitor use impacts because of the visual impact. Her preference on easements is to return it to the previous condition and not releasing TMWA from their agreement until such time mitigation is completed.

Mr. Struffert said he agrees and rephrased saying there will be significant impacts during construction. In addition to the 20-foot permanent easement they are also proposing a 50-foot construction easement with equipment and material coming in and out. They will try to phase this so it is outside the grazing period.

In response to Commissioner von Phul regarding Option 3 and digging up Wheatgrass, Mr. Struffert said yes it would. In response to the cost difference between Option 2 and 3, Mr. Struffert reviewed the budget presentation for the Commission. In response to Option 2 damaging trees, Mr. Struffert said they would look at this closely but believes the trees are far enough from the proposed Option that they would not hit any main feeder roots.

In response to Commissioner Jung regarding is there a policy or procedure within the Truckee Meadows when we know we're going to put in a new road that we are actually looking at replacing the underlying infrastructure. It seems in the past it has been the exact opposite of this. Mr. Struffert said it is a very large portion of what they do at TMWA now with the recent increase in paving. They've tried to look at pipes in every street that is going to be dug up and repaved. If they have issues with leakage, old pipes or possible problems in the future they sometimes replace sections, the whole pipeline or other options. They work closely with the Cities, RTC and NDOT.

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In response to Commissioner Jung regarding who is responsible to ensure TMWA does what this Commission approves in terms of the mitigation, Mr. Rogers said there isn't one answer, but for this mitigation it would be something that is built into the criteria. In the past it has been a combination of Parks' staff and outside resources. If an outside source is used to ensure mitigation is complete the cost would be passed on to the applicant.

Commissioner Young said that if they are saving by using Option 2 or Option 3 we should be thinking in terms of a \$100,000 contribution for enhancement of the park or something more than the assessed value.

Al Rogers, Acting Director thanked Parks and TMWA staff for their work. As outlined in the staff report the integrity and future of the park is paramount. Bringing an easement through the park could potentially jeopardize future development. With an easement outside of the park, the park can continue to thrive and survive going into the future. TMWA is in compliance with the policy but there are some issues within the policy that gave staff some direction/guidance in making the determination to go outside of the park. One is the purpose of the policy is to minimize the adverse effects to parks. Even with the mitigation efforts a 50-foot construction easement through the middle of a pasture was not the best practice for parks. This coupled with a 20-foot easement would alter Parks from building up the Master Plan as it is laid out. Also in the policy is that any change to the general character of the topography is something that is not part of the easement policy. Although the pasture is undeveloped land, it is land that is pastoral and an easement/construction easement going through it would jeopardize this not only in the short but also in the long term.

In response to Commissioner Moen regarding would tearing up the street in Option 3 would be more disruptive to the neighborhood than Option 2 the answer was no (speaker unknown).

Commissioner Chvilicek added that it is important to have open space and green space. Anytime you change the topography it restricts what the deed holder is able to do. We need to speak for open space and open land as there is a price for doing this and it seems following existing roadways is more amicable and easier to defend when we see green space disappearing at an alarming rate.

In response to Commissioner Moen regarding fencing off the easement, Mr. Struffert said no.

Mr. Struffert added that he does not see a change to park use in the long term. There will be some disruption during construction but not long term. He feels in a year or less no evidence of the easement will be seen.

Commissioner Buckley agrees with Commissioner Chvilicek that we should try to keep the green spaces as pristine as possible. Mr. Struffert gave a few reasons for approval one of which is approval of previous easements. Commissioner Buckley is concerned that if this easement is granted it could be used against Parks/Commission in the future. She is also concerned that should something happen with the pipeline in the future it would need to be torn up again.

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Commissioner Jacobson commented that with the Plumb Lane changes and this proposal it would have significant neighborhood impact.

Motion by Commissioner Jacobson to recommend to the Board of County Commissioners to deny the easement application from Truckee Meadows Water Authority for Betsy Caughlin Donnelly Park. Seconded by Commissioner Nadeau.

Commissioner Nadeau commented that we are looking at a long term permanent in perpetuity easement that will impact any decisions on the park in the future. The long term impact is significant and going through the major section of the park. The easement granted at Rancho San Rafael Regional Park came down to a health safety issue.

Motion carried with Commissioner Moen voting nay.

6. Discussion and possible recommendation to the Board of County Commissioners to accept grant from the William N. Pennington Foundation and operate Bowers Pool in the summer season of 2013.

Al Rogers, Acting Director explained that a grant from the William Pennington Foundation has been given to Washoe County for improvements to the Bowers Mansion pool with the ultimate intention to open for the 2013 season and into the future. The pool was closed approximately four years ago due to budgetary constraints and the pool has remained untouched since this time. We have tried to mitigate some of the decay but the tile and pieces that typically wear down without use have done so. The pool was closed due to the operating deficit and is still a concern for the future. The grant will be used for improvements and we will get the resources within Washoe County and look for other resources to operate the pool and revitalize the park.

In response to Commissioner von Phul regarding estimate for work completion and if bids come in more than grant, Mr. Rogers said this has been considered and he is comfortable with the one quote we received from a vendor who does pool plastering. If it does come in higher we would need to reevaluate. We are in the process of receiving two more quotes to make sure we are in that ballpark before moving onto a formal bid if necessary.

In response to Commissioner Young regarding who is guaranteeing grant amount is sufficient as stated in the Agreement, Mr. Rogers said we would know that sooner than later. If the Board of County Commissioners accepts the grant the Pennington Foundation is ready to write the check. We are ahead of determining the costs so if for any reason this happens we will be able to talk to the Foundation to explain the situation. Mr. Rogers is confident that the \$150,000 will be enough to make the necessary repairs to open the pool.

In response to Commissioner von Phul regarding the previous years the pool was operating at a loss, what is the rational going forward to stay open and not operate at a loss, Mr. Rogers said it is not a great amount in terms of the subsidy - approximately \$11,000. It is important to move forward to be considered by the Board of County Commissioners for the future of the pool. There has been a significant drop in rentals and use of the park since the pool closed and the Mansion has been closed for renovations. We see this as an opportunity though it

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does carry with it an operating deficit, but are confident that in future years we can continue to market and add programming that will continually erode that deficit were it does become a cost recovery. This is something that has been discussed with the Pennington Foundation to become a partner in as we move forward.

Commissioner Young said he used to work at Bowers Pool and the park was one of the most popular parks. Mr. Rogers added without the pool and Mansion attendance has dropped off significantly.

In response to Commissioner Chvilicek regarding the Parks guarantee that this grant with the pool will open in 2013, Mr. Rogers said yes.

Commissioner Buckley commented that an advertising campaign to attract new residents should also be considered.

Commissioner Moen commented that she is excited over the prospect of opening the pool.

Commissioner von Phul commented since the completion of the highway it will make it much faster to get to Bowers.

Mr. Rogers added that the landscape of pools has changed and having Bowers pool open would provide a recreation opportunity for residents in Washoe Valley and South Reno. There are less pools in this area and we can build upon that with an aggressive marketing/advertising campaign. This has been discussed with the Pennington Foundation for a future grant to assist with a grand opening and advertising.

In response to Commissioner Jung regarding the operating deficit, would it come from general fund, Mr. Rogers said it is approximately \$11,625 per year and comes from general fund contingency.

In response to Commissioner Jung regarding the Sun Valley Pool, which was taken over by the Sun Valley GID and added an extra tax to the Sun Valley residents, how much did that put Parks in the black, Mr. Rogers said he would need to research this but it had a larger operating deficit than Bowers. While Bowers was more remote, it had more programming and visitation than Sun Valley.

Commissioner Jung said she would like to have that data when it comes to the Board of County Commissioners meeting. Pools were closed due to budgetary constraints and Parks and Libraries had the largest cuts. Sun Valley GID took it upon themselves to take over the parks and pool in their area as the young people in that area have nothing to do so keeping those operating was important. Commissioner Jung said Sun Valley residents have subsidized to some extent the pool and to allow another pool in the community in an area where the residents are able to travel easier and take on the payment of running the pool concerns her. She has said that when Sun Valley GID taking came up, she didn't want it done on the back of the Sun Valley residents. They stepped up when no one in the community would for Bowers. She loves what the Pennington Foundation is trying to do but many times

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when we accept the donations we don't have the operating expense to staff it. Commissioner Jung cautions the Parks Commission to be aware of this history and how two different communities went in two completely different ways.

Commissioner Moen commented that demographics are different. Sun Valley has a constituency, a neighborhood. Bowers Mansion has people who live further away and don't have a General Improvement District or a method to do this and feels this is part of the problem. Also there are neighborhoods that have their own clubs and other private pools that some residents in the area don't have access to. She agrees with Commissioner Jung that Sun Valley shouldn't subsidize Bowers pool, but feels it was terrible that it was closed in the first place as it had a lot of people from everywhere who took their kids to that pool. There are too few pools in the community and she welcomes the assistance to get it up and running again.

Commissioner Jung added that Commissioner Moen has a great point. The Sun Valley GID voted to raise rate payers' taxes \$5 to keep the pool open. Staff needs to be creative with Bowers and not expect a general fund subsidy and have the community or people who use the facility throughout the summer have a stake in it too. She wants fairness up and down the valley.

In response to Commissioner Nadeau regarding pool size and groups looking for places to train, Mr. Rogers said it does have racing lanes, allows for competitive practice but not necessarily for competitive meets, or a diving well and presents options for programming.

Commissioner Nadeau commented that we are spending \$150,000 to fix the pool, but the sustainability is a concern. Pools are nice but it seems water parks have taken their place and maybe we should be looking at converting it to a water park. He thinks it is great that the Pennington Foundation stepped up to refurbish it but we also need to think about sustainability.

Commissioner Moen commented that water parks have a different demographic that caters to small children. With a swimming pool you bring in a larger demographic. Maintenance of the pool wasn't the issue but staffing.

Mr. Rogers said that labor is the largest cost of operating the pool. The Sun Valley and Bowers pools operate seasonally but if you look industry wide have a higher recovery rate. There are opportunities beyond the Pennington Foundation to reach and out help us find that gap and maintain that sustainability.

In response to Commissioner Young regarding the agreement doesn't guarantee that Parks will keep it open in perpetuity but says it will be open in 2013 or even in two years, Mr. Rogers said the capital basically guarantees that it would open for the 2013 season. We've explained to the Pennington Foundation that repairs would at least give us a 5-10 year life assuming with normal weather and maintenance conditions of the pool allow. This doesn't preclude us that we have to continue to open it, there is that unsaid premise that we would continue to operate it.

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Mr. Rogers added in response to Commissioner Nadeau's comment regarding the swimming pool-water park combination what is the viability and sustainability and what is the right amenity out there to make it sustainable and allow for cost recovery.

Commissioner Buckley said that she support Commissioner Moen's comments on utility of swimming pools and that we are short of swimming pools in this area. The population is growing and when she first came to Reno a couple of years ago there were more pools back then.

Commissioner von Phul is excited about the prospect of opening the pool.

Commissioner von Phul motioned to recommend to the Board of County Commissioners to accept grant from the William N. Pennington Foundation and operate Bowers Pool in the summer season of 2013. Seconded by Commissioner Harney.

In response to Commissioner Chvilicek regarding code and compliance, Mr. Rogers said the improvements made just before the pool closed in 2009 brought it into compliance for sanitation and filtration. \$10,000 has been identified for improving maintenance room and are hoping we've estimated high with the \$150,000.

In response to Commissioner Jung regarding is the grant only dedicated to renovation and not to staffing, Mr. Rogers said it is dedicated only to capital improvements.

Commissioner Jung added that she thinks involving Sierra Aquatics would be helpful to keep this sustainable.

Motion Carried.

7. Update on the May Center FY 11/12 annual report.

Eric Crump, Park Operations Superintendent highlighted reports.

8. Park Operations Report

Eric Crump, Park Operations Superintendent highlighted reports.

Commissioner Moen commented that South Valleys is in great shape.

9. Director's Report

Al Rogers, Acting Director highlighted reports and gave updates on Board of County Commissioner action items, and Community Services activities.

In response to Commissioner von Phul regarding the September 11th action on Commissioner Larkin's request for an environmental assessment in Spanish Springs, Mr. Rogers said the

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parcel is the Spanish Springs open space just southeast of Hungry Valley, above Spanish Springs High School. We do not have an R & PP with BLM but have a Management Plan to take the next step of entering into an R & PP.

10. Commissioner's Comments

In response to Commissioner Young regarding Flood Management Authority getting ready to come out with a 100-year plan will the purchase of property open up to parks an opportunity use this land for parks and should we look to the future and seek other capital improvement funds to target long distance goals, Mr. Rogers said we do work in cooperation with Truckee Meadows Flood Management. We have some projects like Tracy Pond that is a remediation project and have leveraged SQ-1 funds to construct. We can have the flood project come to give an update if this Commission is interested.

11. Public Comment

No Public Comment.

12. Adjournment

Chairman Young adjourned the meeting at 4:05 p.m.

Respectfully Submitted,
Joanna Schultz