

MINUTES

Washoe County Open Space and Regional Parks Commission May 1, 2018

Commissioner Doug Doolittle called the meeting to order at 2:32 p.m.

1. **Roll Call**

Members Present: Nathan Daniel, Doug Doolittle, Carrisa Tashiro, Thomas Guinn, Chris Nenzel

Staff Present: Colleen Wallace Barnum, Michael Large, Cheryl Surface, Dennis Troy

2. **Pledge of Allegiance**

3. **Public Comments**

No public comments.

4. **Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of May 1, 2018**

Motion by Commissioner Guinn to approve the Agenda for the Open Space and Regional Parks Commission Meeting of May 1, 2018. Second by Commissioner Daniel. Motion carried.

5. **Approval of the Minutes for the Open Space and Regional Parks Commission Meeting of March 6, 2018 and April 3, 2018**

Motion by Commissioner Tashiro to approve the minutes for the Open Space and Regional Parks Commission meeting of March 6, 2018 and April 3, 2018. Seconded by Commissioner Nenzel. Motion carried.

6. **Acknowledgement and recognition of Park Operations staff for their outstanding service and contributions to Washoe County**

There is no staff to recognize this month.

7. **Recommendation to recommend the Board of County Commissioners execute an Indoor Tennis Facility Development Agreement between Washoe County and Indoor Tennis, LLC, a Nevada limited liability company based on the unsolicited proposal for an indoor tennis facility and related improvements to be located at the Washoe County Golf Course Property**

Dave Solaro, Assistant County Manager, gave a presentation on an unsolicited proposal for an indoor tennis facility and related improvements on the Washoe County Golf Course property. Commissioner Tashiro stated she was confused by the lease back and why it was done that way. Mr. Solaro stated they were following the provisions used for Reno Ice. This allows for everything to be done legally as outlined in the Nevada Revised Statutes. Commissioner Doolittle asked if this was for profit or nonprofit under the LLC. Commissioner Doolittle also asked if this lease would be modeled like the other golf course leases as far as compensation to the County. Mr. Solaro stated

that this is currently a no cost lease. Commissioner Doolittle personally feels there should be some compensation to the County for the use of the property. Commissioner Doolittle asked Mr. Solaro to remind the Commissioners of the parking arrangement as parking can be really strange on that property. Mr. Solaro stated that the proposal actually shows an expansion and creation of additional parking. Commissioner Guinn recalled requesting the fence be moved on the emergency turn around and asked if that has been modified. Mr. Solaro said they haven't gotten to the point of actual layout and that it is more conceptual at this point. This will be included, and Mr. Solaro has the notes, in the land lease agreement portion of the process. Michael Large, Deputy District Attorney, asked Mr. Solaro in regards to the powers of this Commission, is it appropriate for this Commission to hear this item in the aspect of being a public recreation and a for profit LLC. Mr. Solaro stated they having been working with the entity to include a public recreation portion in their project. The public can pay to use the courts, and not be members, and this is why it is coming to this Commission. Ken Crater, on behalf of Mr. Richter, addressed some questions presented by the Commission. There will be a large public component to this facility. They are currently a for profit but are looking into establishing a nonprofit. Placement of the fence will be critical. They will also be adding 41 parking spots. Commissioner Daniel asked about the structure and entering into an agreement with a for profit LLC. Mr. Solaro said the way this is set up is the County will enter into an operational agreement with a not for profit. The agreement and land lease can be with the for profit. Commissioner Doolittle personally has heartburn with having an agreement with the golf operators and not have the same agreement with the tennis operators and would like this to be discussed when developing an agreement. Commissioner Tashiro agrees with Commissioner Doolittle.

No motion.

Michael Large, Deputy District Attorney, stated the next step would be to take it to the Board of County Commissioners.

8. Presentation and discussion on Washoe County park property, 688 White Fir St., Reno, APN # 039-220-21, and possible recommendation to staff on items related to the parcel including but not limited to current and future use, improvements, development and future planning

Colleen Wallace Barnum, Parks Operation Superintendent, gave a presentation on Washoe County park property at 688 White Fir Street and overview of the related staff report. The regional flood commission has not been approached as of the date of the meeting. Commissioner Daniel asked if the intent of the County is to maintain the property as a park if the Stille's no longer take care of the property. Ms. Wallace Barnum stated the main issue would be water but no plans have been made yet. Commissioner Daniel feels the middle ground would be to allow the Stille's to operate their next twenty events and then the County puts up signage stating it was a County park and operate it as such. Commissioner Guinn asked if the electrical would be the responsibility of the County. Ms. Wallace Barnum said the County would have to decide if they would abandon the electrical as it would be their responsibility to maintain it. Michael Large, Deputy District Attorney, is concerned with objects on the property which are not fundamentally in line with the other parks. Ms. Wallace Barnum and Michael Large discussed the following issues. The deck needs to be brought up to code including getting a NDEP permit. The art isn't on other park properties but similar artwork has been on display at other parks for periods of times. Another concern is bathrooms. The group is required to have facilities on site. Amplified music is prohibited in County parks. Mayberry Park is open from dawn to dusk. Washoe County Sheriff's Office would be responsible for addressing noise

violations. Property lines have not been distinguished. Commissioner Doolittle has concerns with consistent use among the parks and the rules being the same across the board. Commissioner Daniel would like to hear how the other Commissioners feel about this subject as he feels his opinion is not the majority.

Tom Stille spoke on behalf of the property. Several residents from the area around the property spoke against the Stille's using the County property and the noise created by their events.

Motion by Commissioner Guinn to recommend staff to perform a preliminary property research to determine if the property can be deemed surplus and bring a report back to the Commission for a possible recommendation to the Board of County Commissioners. Seconded by Commissioner Nenzel. Motion failed.

Commissioner Tashiro appreciates everyone's work on this issue.

Michael Large, Deputy District Attorney, asked Dave Solaro, Assistant County Manager, if the property was deemed surplus will the funds go into the general fund. Mr. Solaro stated this would be under the direction of the Board of County Commissioners. There are many different ways to sell property under Nevada Revised Statutes. Commissioner Daniel is against selling County property, especially park property. Commissioner Doolittle would hate to see it sell as the public benefits from the property. Commissioner Tashiro asked if there was a concrete plan from the Parks Department as to what to do with this property. Ms. Wallace Barnum said no. Commissioner Tashiro is unsure of where the proceeds would go. Mr. Solaro stated that this would not be known until a full research on the property is done. Commissioner Guinn said a lot of deals are by handshakes in this town but this liability cannot be put on the County. Commissioner Tashiro asked if the property would be reverted back to what it was prior to Mayberry Gardens. Commissioner Doolittle stated he has full faith that Parks staff will maintain the property. Commissioner Daniel said the most important thing is that the property stays County property.

Motion by Commissioner Daniel to recommend to staff to proceed to develop a partnership with the Stille's who will continue to maintain and irrigate the landscape, maintain liability insurance and other necessary safeguards to protect the County and allow the Stille's to hold events between May and October until 9:00 pm and Washoe County staff to install signage consistent with Washoe County standards when time and funds permit. Motion failed.

Motion by Commissioner Doolittle to recommend to Park staff that Washoe County parcel #039-220-21 be operated and managed similar to other parks in the Washoe County parks system. Weddings and other social functions would not be permitted by Washoe County. Other requests for use from the Stille's or others would be handled on a case by case basis through the existing park permitting system. Washoe County would further evaluate the costs related to the parcel relating to maintenance costs and public benefit determined by Washoe County should the County maintain the property as is or make changes. Seconded by Commissioner Tashiro. Motion failed.

Commissioner Nenzel asked if there was enough staff on hand to enforce the regulations of the park. The lack of enforcement will not solve the issues of the neighbors. Commissioner Daniel stated his concern if of the maintenance of the park, not the neighbor's issues. Michael Large, Deputy District Attorney, recommended the Commission table the item and ask staff to address the following items in a staff report at the next meeting.

- Cost for the County to maintain the park
- Code enforcement
- Handling of noise issues
- Survey of the parcel
- Flood management master plan

Ms. Wallace Barnum is clear of what is being asked. Commissioner Daniel would like to make sure due diligence has been done to find past permits issued to Mr. Stille by the County. Mr. Large asked that a clarification of permits be included in the next meeting's staff report.

9. Program/Park of the Month: *Cyclocross/RenoCross Update*

Brian Harrower, District Park Manager, gave an update on the Cyclocross/RenoCross event held at Rancho San Rafael. Commissioner Doolittle commented that it was a marvelous event. Commissioner Nenzel echoed Commissioner Doolittle's comment. Commissioner Daniel asked about the continuation of the rehabbing of the course. Mr. Harrower said it was a partnership between the County and the organization and they will continue to come back to help. Commissioner Tashiro said she was impressed by the presentation and the event. She asked if it would come back. Mr. Harrower said he feels based on the outcome of this event they will come back.

10. Park Reports

Colleen Wallace Barnum, Parks Operations Superintendent, highlighted reports. Ms. Wallace Barnum announced Cheryl Surface's retirement and thanked her for her service.

11. Director's Report

Dave Solaro, Assistant County Manager, highlighted the Board of County Commissioner's Actions Reports.

12. Commissioner's Comments

Commissioner Doolittle thanked everyone for everything they do.

13. Public Comments

Cathy Brandhorst spoke of items of personal interest.

Meeting adjourned at 4:18 pm.

Respectfully submitted,



Jennifer Purgitt, Recording Secretary

Approved by Commission in session on November 29, 2018.

A handwritten signature in black ink, appearing to read "D. Doolittle", with a long horizontal flourish extending to the right.

Doug Doolittle, Chairman