

MINUTES
Washoe County Open Space and Regional Parks Commission
May 22nd, 2024

The Washoe County Open Space and Regional Parks Commission met in a scheduled session on Wednesday, May 22nd, 2024, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

Kevin Joell called the meeting to order at 1:30 p.m.

Chair Joell made an announcement to please silence all devices and to please state names for the record when speaking.

1. Roll Call

Members Present: Sean Hill, Kevin Joell, Timothy Dake, Lisa Rode(Zoom), Neil Jones, Michaelangelo Aranda, Mark Neumann, BCC liaison Mariluz Garcia joined at 2:28p

Staff Present: Colleen Wallace Barnum, Eric Crump, Lindsey Liddell, Brandon Roman, Faye-Marie Pekar, Aaron Smith, Denise Evans, Celia Walker, Nicholas Steuer, Joanne Lowden, Jennifer Roebuck

Absent: Nicholas Martin Kearney, Miles Gertler

2. Pledge of Allegiance

The pledge was recited. Led by Commissioner Dake.

3. Reading of Zoom Instructions

Recording Secretary Brandon Roman read the Zoom instructions.

4. Public Comment

Tamara LaClaire gave public comment. Ms. LaClaire stated that she has been in Washoe County for 2 years and is a hiker and learned of the Truckee River

preservation area. Ms. LaClaire stated she was driving down Red Rock Road towards Animal Ark, and that the area is beautiful and should be reserved as a State Park but was let go to land developer, she would like to know how that happened and if there was a bad Bureau of Land Management swap. Chair Joell stated that issues not on the agenda cannot be addressed, however, she can leave her contact information and Commission and staff can research. Commissioner Neumann suggested Ms. LaClaire reach out to her County Commissioner

5. Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of May 22, 2024.

No public comment.

Motion by Commissioner Neumann to approve the agenda for the Open Space and Regional Parks Commission Meeting of May 22, 2024. Second by Commissioner Aranda.

In regard to Commissioner Neumann's question on the necessity of an action item to approve the agenda, Lindsay Liddell, Deputy District Attorney stated there is no law or rule that requires approval of the agenda, the Chair can make the decision to include or remove the item going forward. Ms. Liddell also stated per Open Meeting Law, items may be taken out of order or combined.

No law or rule to approve the agenda. Can discuss about removing. Items can be taken out of order and combined.

Motion carried unanimously.

6. Approval of the Minutes for the Open Space and Regional Parks Commission Meeting of January 24th, 2024.

In response to Commissioner Dake's request to receive the Minutes from the meetings soon after they happen, Brandon stated he would discuss with staff.

In response to Chair Joell's question on the draft minutes, Brandon stated the draft minutes do get posted online with the agenda and posted after approval signed and with any modifications.

No public comment.

Motion by Commissioner Dake to approve the minutes for the Open Space and Regional Parks Commission Meeting of January 24th, 2024. Second by Commissioner Neumann. Motion carried unanimously. Sean Hill abstained.

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

Colleen Wallace Barnum, Park Operations Superintendent, recognized Park Rangers, Celia Walker and Nick Steuer for 10 years of service.

Eric Crump, Director, introduced Aaron Smith as the new Operations Division Director for the Community Services Department.

Chair Joell stated he has had the pleasure of working with both Nick & Celia on various projects and congratulated them on 10 years of service.

In response to Chair Joell's question about Eric Crump's current position, Mr. Crump stated he was appointed by the Board of County Commissioners as the Director of the Community Service Department.

Chair Joell moved item 14 up on the agenda.

14. Park/Program of the Month: Volunteer program and resolutions for both Sierra Nevada Job Corps and Washoe County Juvenile Services – Denise Evans and Celia Walker (For Possible Action).

Chair Joell read the resolution for Washoe County Juvenile Services.

Colleen Wallace Barnum, Park Operations Superintendent introduced Brandy Vega, Senior Work Program Field Supervisor with Juvenile Services. Ms. Vega accepted the resolution and stated she is the lead for the community service unit and coordinates with Park Rangers for service work. Ms. Vega stated they also have a youth employment program that works with the park Rangers where youth can get work experience and pay.

Commissioner Neumann stated he has seen Job Corps doing wonderful things at local parks and appreciated their efforts.

Celia Walker, Park Ranger, introduced Sierra Nevada Job Corps and gave a presentation on the program. Ricardo with Job Corps and his cement masonry class

were present. Ricardo introduced his cement class and stated they are a good class that works hard and takes pride in being outside helping parks.

Chair Joell read the resolution for Sierra Nevada Job Corps.

No public comment.

Motion by Commissioner Neumann to adopt both resolutions. Seconded by Commissioner Dake. Motion carried unanimously.

Commissioner Aranda thanked the class and Ricardo for their amazing work, stating they should feel pride for the amazing work they've done that will last for years to come.

Commissioner Neumann thanked Ricardo and his class for their hard work.

8. Presentation, discussion, and possible recommendation to Board of County Commissioners to approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling ±32,284 square feet and a permanent public use easement totaling ±2,116 square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route. (Commission District 1) (For Possible Action).

Faye-Marie Pekar, Park Planner, gave a presentation. City of Reno staff was available for questions.

In regard to Commissioner Neumann's on the effect of the functioning of the Washoe Golf Course, Faye-Marie stated anything moved will be replaced and the grant would cover the expenses. Washoe Golf has been involved with Phase I and Phase II improvements and any effects on the course would be included in that conversation. Faye-Marie also stated the proposal is for Phase II, Washoe Golf has been coordinated with for Phase I. Phase II was vetted and there will not be any issues with the existing irrigation.

In response to Commissioner Hill's question about the bike lane, Jonathan Smith, City of Reno Civil Engineer, stated the bike lane will not be impacted.

In response to Commissioner Aranda's question about landscaping, Mr. Smith stated there will not be new landscaping but will be protecting all landscaping.

In response to Commissioner Dake's question in regard to the sidewalk, Faye-Marie stated it will be a continuation of the sidewalk from Urban Road to Moana Lane.

In response to Commissioner Neumann's question on existing sidewalks, Mr. Smith, City of Reno, stated Phase I was before Commissioners a year ago and was for a proposed sidewalk from Arlington Avenue to Plumas Lane, and Plumas Lane to Mountain View Dr which is complete minus a few minor things. Phase II before the board currently is from the west side of Plumas Lane to Moana Lane.

Motion by Commissioner Neumann to recommend to the Board of County Commissioners to approve the following easement deeds between Washoe County and the City of Reno to support Phase II Plumas Street Sidewalk Improvement Project: a temporary construction easement totaling $\pm 32,284$ square feet and a permanent public use easement totaling $\pm 2,116$ square feet on Assessor's Parcel Number (APN) 019-140-12, part of Washoe Golf Course; for no charge pursuant to NRS 277.053. The project will benefit the Washoe Golf Course by adding an accessible pedestrian route. Second by Commissioner Dake. Motion carried unanimously.

9. Presentation, discussion, and possible recommendation to Board of County Commissioners to approve an Easement Exchange Agreement with Sunny Hills LLC over Hidden Valley Regional Park Assessor's Parcel Number (APN) 051-330-01; to provide access to Sunny Hills Ranchos property Assessor's Parcel Number (APN) 016-840-11, 016-840-12, 016-840-13 and 016-840-14 in exchange for a Facilities Easement to Washoe County that supports the construction of a water tank and associated infrastructure at Hidden Valley Regional Park for the storage and distribution of treated effluent water from the South Truckee Meadows Water Reclamation Facility and; direct staff to apply for an NV State Park LWCF land conversion and Bureau of Land Management Reversionary Interest application for the proposed access parcel. (Commission District 4) (For Possible Action).

Faye Marie, Park Planner, gave a presentation. Garrett Gordon, Sunny Hills Rancho Representative, was also available for questions.

In response to Chair Joell's question on the easement exchange, Faye-Marie Pekar, Park Planner, stated Sunny Hills Rancho is willing to give facilities easement for the pipeline for the tank on their property in exchange for efforts from Washoe County Staff in order to help move forward easement agreement.

In response to Commissioner Hill's question about existing neighborhoods on Sunny Hill Rancho Property, Faye-Marie stated there is nothing there currently. Garrett Gordon, Sunny Hills Rancho Representative, stated it is currently vacant land.

In response to Commissioner Hill's question on potential denial of the land exchange, Mr. Gordon stated in order for the land to be developable, would require access from the North side of and this is currently the only viable access to create the approximately 3 acre lots.

In response to Commissioner Neumann's question about reclaimed water, Dwayne Smith, Director of Engineering, stated that reclaimed water is the sole responsibility of Washoe County, and this is not potable water, and is being used for irrigation purposes. All authority is through the State of Nevada, with no connection to Truckee Meadows Water Authority or any water purveyors. Water resources can be better managed by allowing the use of reclaimed water versus potable water in the parks.

Chair Joell redirected Commissioners reminding them that the proposal for the easement is what is currently under the Board's purview.

In response to Commissioner Dake's question about restriction on further development, Faye-Marie Pekar, Park Planner, stated this is preliminary and any future re-zoning would require an application submitted to the Planning Division.

Garrett Gordon, Sunny Hills Rancho Representative, stated limits can be discussed when they come back before the Board if required.

In response to Chair Joell's question in regard to the current zoning of the parcel, Mr. Gordon stated it is currently zoned for large lot residential but would come back before the Board for a Master Plan Amendment. Mr. Gordon stated the lots and access easements are not up for Board approval today, only the agreement for the easement exchange. Mr. Gordon also stated the map is conceptual as a mapping process is still required.

Chair Joell stated the Commission is only advising staff to start the process.

Eric Crump, Director of CSD, provided clarification on the request.

In response to Chair Joell's question to impact on existing trails, Faye-Marie stated a site visit was done with park staff to ensure the preservation of existing trails and that there would have to be some sort of cross over with the access easement. Chair Joell stated that that he pulled the topography for the property and the trail easement as shown follows the contour.

Faye-Marie gave Commissioner Neumann clarification on the maps attached to the presentation.

Commissioner Hill stated he was in favor of using treated wastewater in the parks.

No public comment.

Motion by Commissioner Dake to recommend to Board of County Commissioners to approve an Easement Exchange Agreement with Sunny Hills LLC over Hidden Valley Regional Park Assessor's Parcel Number (APN) 051-330-01; to provide access to Sunny Hills Ranchos property Assessor's Parcel Number (APN) 016-840-11, 016-840-12, 016-840-13 and 016-840-14 in exchange for a Facilities Easement to Washoe County that supports the construction of a water tank and associated infrastructure at Hidden Valley Regional Park for the storage and distribution of treated effluent water from the South Truckee Meadows Water Reclamation Facility and; direct staff to apply for an NV State Park LWCF land conversion and Bureau of Land Management Reversionary Interest application for the proposed access parcel. (Commission District 4). Second by Commissioner Jones. Motion carried.

10. Presentation, discussion, and possible recommendation to direct staff, with the assistance of the District Attorney's Office, to begin stage two of the unsolicited proposal policy by completing all necessary documents including a ground lease and development agreement for the unsolicited proposal from Wendy W. Damonte, representing For Our Fans Foundation, a Nevada non-profit corporation, for a soccer stadium and indoor training facility at Washoe County's South Valleys Regional Park, which will be on up to 18 acres within APNs 142-011-13 and 142- 011-02. (Commission District 2) (For Possible Action).

Eric Crump, Director & Aaron Smith, Division Director explained the unsolicited proposal policy.

Bob Enzenberger, Board Chair, For Our Fans Foundation, gave a background on For Our Fans Foundation and the need and want for the proposed facility.

Wendy Damonte, For Our Fans Foundation, gave a presentation.

In response to Chair Joell's questions on the existing master plan for South Valleys Regional Park, Eric Crump, Director, stated staff has looked at the master plan, and half of the park is undeveloped. The build out identified in the Master Plan is an indoor facility, baseball fields and flat fields. The concept for the stadium is to be built in the area of flat fields, but traditional flat fields would still be available. Staff has met with South Valleys stakeholders and Permit Holders to involve them early on in the process and they are in support. There will be opportunities to host tournaments and other community events. Wendy Damonte stated the stadium will serve as the professional field and practice field.

In response to Chair Joell's question about pursuing private property for the stadium, Ms. Damonte stated the land is limited in Washoe County, there is not enough open space private or otherwise for the facility.

In response to Commissioner Neumann's question about the existing park and fields, Aaron stated the area being proposed for the stadium is undeveloped. There are opportunities to add additional flat fields around it.

In response to Commissioner Neumann's question in regard to other users in the stadium, Wendy stated they would welcome as many as could be scheduled at an affordable charge.

In response to Chair Joell's concerns on taking away fields for Little Leagues and travelling teams for professional sports, Director Crump stated, in the South Valleys Regional Park master plan there is currently, conceptually three additional flat fields. Mr. Crump reiterated that Master plans are conceptual and require funding which is currently not available.

In response to Commissioner Hill's question on how many traditional flat fields would be lost, Mr. Crump stated the plan is conceptual, but as it sits, one field would be lost. ARPA funds will cover Phase I and there is no funding identified for future phases.

In response to Commissioner Jone's question in regard to the transportation corridors, Mr. Crump stated an additional entrance is anticipated off of South Virginia Street.

In response to Commissioner Aranda's question and concerns about traffic increase, Mr. Crump said that would be addressed in the design and that the project will be permitted by the City of Reno. Mr. Crump stated there was a heavy public engagement when Master Plan was updated.

In response to Chair Joell's question about potentially using open space near the airport, Mr. Crump stated there is a large buffer around the airport that makes development hard. Other areas and private land were explored.

In response to commissioner Rode's question about revenue, Wendy stated tickets will be sold and there will be sponsorship opportunities. The revenue will go towards operating the team, the stadium, nonprofit organizations, scholarships and back into the parks. Ms. Damonte also stated that the heirs to the men who originally donate the land are in support of the stadium.

In response to Commissioner Neumann's question on reservations, Ms. Damonte stated will not be too expensive for other groups to reserve.

In response to Commissioner Hill's question on ownership, Aaron Smith, Operations Division Director stated the proposal is that Washoe County give a ground lease to For Our Fans Foundation, and they would develop the land. If Four Our Fands foundation dissolved, it would revert back to Washoe County.

In response to hill's question, the county will own the stadium. Aaron stated for our fands foundation would be given a 20-year ground lease and will develop the land. If they dissolved, it would revert back to the county.

In response to Chair Joell's question about deed restrictions, Mr. Smith stated grant funding was taken from LWCF to make improvements to the parks, as part of that, a deed restriction was given back to LWCF for outdoor recreation facilities only. The barrier is to find another property and deed restrict that property for outdoor recreation use only as a land swap. For Our Founds Foundation would have the responsibility of satisfying the deed restrictions. Lindsay Liddell, Deputy District Attorned, added that it is a proposal to get direction to move forward with

finalizing the documents that would come back to the Commission. Mr. Crump clarified that the outdoor stadium may be in compliance with the LWCF deed restriction. Mr. Crump stated there are some restrictions that may need to be worked through.

In response to Commissioner Aranda's question on the draft lease, Deputy District Attorney, Lindsay Liddell, stated there may be different terms that go into the final lease based on the concerns addressed today. Commissioner Aranda suggested going beyond the minimum for parking.

In response to Chair Joell's question about bus service, Mr. Crump stated there is no bus service on Wedge Parkway, there is bus service on South Virginia Street and a bus stop south of the park.

In response to Chair Joell's question on property tax benefits, Bob Enzenberger with For Our Friends Foundation stated there would be no detriment to For Our Friends Foundation (FOFF) and does not believe they would be required to pay property tax on the stadium.

In response to Commissioner Neumann's question about lease terms and payment, Aaron Smith stated FOFF will pay \$20 for a 20-year lease and in return FOFF is providing a \$40 million facility to the community.

In response to Commissioner Neumann's question in regard to upkeep and maintenance, Mr. Crump stated the development agreement would incorporate financial assurances where the burden of the facility operation does not fall on taxpayers. Mr. Crump also stated that the facility could be moved or sold if For Our Fans Foundation stopped running the stadium.

In response to Chair Joell's question about the possibility of the league moving, Ms. Damonte stated For Our Friends Foundation would own the franchise and USL would not be able to move cities.

In response to Chair Joell's question in regard to the direction of Commission today and community input, Mr. Crump stated, Park Commission is giving staff direction to move forward and continue negotiations to finalize the lease with the suggested changes. The finalized agreement can come back before the Park Commission if requested. Mr. Crump stated community input typically happens during the permitting and development process and if there is a desire from Commissioners to engage the public sooner, that can be done as well. Mr. Crump

stated that the City of Reno will receive notice of the public meeting if they reside in the required jurisdiction.

In response to Chair Joell's question about permitting, Mr. Crump stated it would not go to Washoe County planning but would go before City of Reno Planning.

Commissioner Hill stated he would like to see a way for the project to generate income for other Washoe County projects.

Wendy Damonte stated that she would like the stadium to be operational by March of 2026 for World Cup soccer and feels that adding additional approvals can be detrimental.

Chair Joell stated he does not feel that the Commission has enough information to begin Stage II. Mr. Crump stated that the plan is conceptual, and design is months away. The Commission would be agreeing that a professional soccer stadium at South Valleys Regional Park is appropriate and directing staff to start negotiations on a land lease and a development lease. Mr. Crump also states additional meetings can be held.

In response to Commissioner Neumann's question on the draft lease and areas of use, Lindsay Liddell, Deputy District Attorney, stated staff is not yet in the design phase. Staff requires direction from the Commission to move forward with planning and can then come back with a final lease with terms and mapping information. Mr. Crump stated the Commission would recommend approval of the lease but would be ultimately approved by the Board of County Commissioners.

In response to Commissioner Aranda's question in regard to a special meeting on the stadium at a future date, Mr. Crump stated that can be done and the information can be provided a week in advance. Mr. Crump also stated it will be from a site plan perspective and not full design. Comments can be incorporated into a land lease to start working on a development agreement.

In response to Commissioner Hill's question on the possible motion, Mr. Crump stated the finalized agreement would be taken to the Board of County Commissioners for approval. The Park Commission is advisory, and items are taken to the Commission for input before being put for approval before the Board of County Commissioners.

Commissioner Aranda, Commissioner Rode and Chair Joell shared concerns about the lease and development agreements not coming back to Park Commission before being approved by the Board of County Commissioners. Commissioner Jones and Commissioner Neumann agreed to have an additional meeting to obtain more information.

Motion by Commissioner Aranda to direct staff with the assistance of the District Attorney's Office, to begin stage II of the unsolicited proposal policy by completing necessary documents including a ground land final draft lease, a potential site map, and development agreement for the unsolicited proposal from Wendy W Damonte representing For Our Friends Foundation, a Nevada non-profit corporation, for a soccer stadium and indoor training facility at Washoe County's South Valleys Regional Park, up to 18 acres within APNs 142-011-13 and 142-011-02 to be voted for recommendation to the Board of County Commissioners in a June 2024 special meeting of the Washoe County Regional Parks and Open Space Commission. Second by Commissioner Neumann.

Request by Commissioner Rode for pictures of potential stadium during the special meeting, Ms. Damonte said she would provide that.

No public comment. Motion carried unanimously.

Chair Joell called a 10-minute recess. The meeting resumed at 4:38p
Commissioner Aranda left the meeting at 4:38p

Item 14 was moved up on the agenda so staff can finish presentations and return to duties.

11. Presentation, discussion, and possible approval of the policies and procedures associated with the citation authority of park enforcement officers, due to begin July 1, 2024. (All Districts) (For Possible Action)

Colleen Wallace Barnum, Park Operations Superintendent gave a presentation.

Chair Joell thanked Colleen and staff for years of work on citation authority.

In response to Commissioner Neumann's question on the fines paying for Ranger Schooling, Colleen Wallace Barnum stated the next presentation will cover where the fines will go, but fines are paid into the County general fund, the County general fund will pay for Ranger Excellence School.

Motion by Commissioner Jones to approve the policies and procedures associated with the citation authority of park enforcement officers, due to begin July 1, 2024. (All Districts) Second by Commissioner Joell. Motion carried unanimously.

12. Presentation, discussion, and possible recommendation to Board of County Commissioners to approve the fine schedule associated with the citation authority of park enforcement officers, due to begin July 1, 2024. (All Districts) (For Possible Action)

Colleen Wallace Barnum, Park Operations Superintendent, gave a presentation on the fine schedule.

Motion by Commissioner Neumann to recommend approval of the fine schedule associated with the citation authority of park enforcement officers, due to begin July 1, 2024, to the Board of County Commissioners. Second by Commissioner Dake. Motion carried unanimously.

13. Parks Reports

Colleen Wallace Barnum, Park Operations Superintended stated parks are getting ready for the Summer and busy season and are doing well.

In response to Commissioner Rode's question about an update on off leash areas, Colleen stated an update can be added on the agenda for a future meeting.

13. Director's Report

Aaron Smith, Director of Operations gave the report.

Mr. Smith stated the Board of County Commissioners approved the purchase of real property deed through dedication Silver Arrow Ranch Road, public access to the Regional Archery Facility.

The Board of County Commissioners approved a public trail easement deed and maintenance agreement allowing the public to use future trails through the Acente subdivision.

The Board of County Commissioners approved Commissioner Sean Hill.

The Board of County Commissioners awarded the bid to the Washoe County Regional Archery Facility Phase I improvement plan \$488,175 for parking lot, storage roads and improvements to the access road.

The Board of County Commissioners approved the agreement for services between Washoe County and DOWL for \$798,980 for engineering, design and project oversight in support of South Valleys Regional Park expansion project.

The Board of County Commissioners approved the Dragon Lights Reno agreement and will be held September 27th, 2024, through November 30th, 2024, with a possible renewal for 2025 and 2026.

The Board of County Commissioners awarded \$600,243 for the Golden Valley Park playground improvements and \$570,345 for improvements to the playground at Virginia Foothills Park.

Washoe Golf Course heating ventilation and air conditioning replacement project was awarded \$570,000.

The Board of County Commissioners approved Regional Shooting Facility license & management services agreement to Nevada Firearms Academy.

Nevada Division of State Parks Land and Water Conservation fund grant was amended adding \$300,00 for replacing the existing playground with an all-inclusive playground at Rancho San Rafael Regional Park.

The Board of County Commissioners accepted real property for public recreation at the Reserve at Monta Rosa, the parcel that connects Whites Creek Park to the trail system. In response to Chair Joell's question on the Monta Rosa parcel, Colleen stated the parcel was donated to the county and will now be county land.

14. Park/Program of the Month: Volunteer program and resolutions for both Sierra Nevada Job Corps and Washoe County Juvenile Services – Denise Evans and Celia Walker (For Possible Action).

Denise Evans, Volunteer Coordinator and Park Ranger Celia Walker gave presentations on the Parks Volunteer Program, Celia gave a presentation on the Juvenile Services Partnership.

16. Commissioner Request for future agenda items: (This item limited to announcements or topics/issues proposed for future workshops/agendas.) No discussion amongst Commissioners may occur during this item.

Request from Commissioner Rode to receive an update on the off-leash areas.

Direction from Chair Joell to no longer include the approval of the agenda in future scheduled meetings.

Request from Chair Joell for information on when the vote for Chair and Vice Chair should take place.

Request from Commissioner Neumann to review a special use tax on apartments. Deputy District Attorney, Lindsay Liddell suggested Park Commissioners reach out to the County Commissioner from their district.

Request from Commissioner Jones to add an agenda action item requesting that new Commissioners undergo training on open meeting law before their first public meeting.

Commissioner Hill stated he received an e-mail from a concerned citizen regarding the original 1989 agreement for Anderson Park. Staff will get information to Commissioner Hill so he can respond to the customer.

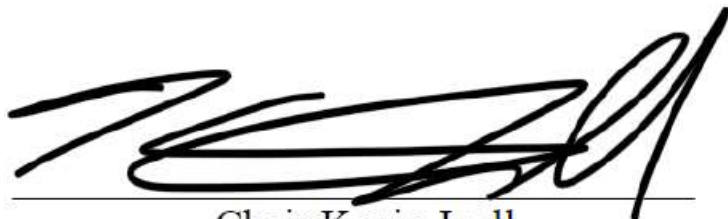
17. Public Comments: Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole. No discussion amongst Commissioners may occur during this item.

No public comment.

16. Adjournment

The meeting adjourned at 5:29pm.

Respectfully submitted by Jennifer Roebuck, Office Specialist



Chair Kevin Joell