

Minutes of the

Special Meeting of the Board of Directors of the Truckee-Donner Recreation and Park District

June 23, 2011

The regular meeting (June 9) was rescheduled to June 23, 2011 due to lack of a quorum.

The meeting of the Board of Directors of the Truckee-Donner Recreation and Park District was called to order by Chairman Werbel at the Community Recreation Center, 8924 Donner Pass Road, Truckee, CA, at 6:00 P.M.

Roll Call –

Directors Present: Kevin Murphy, Peter Werbel, John Monson, Kristin York, Janet Brady
Directors Absent: None.

Others Present: Steve Randall, General Manager; Dan O'Gorman, Recreation Superintendent; John Shaffer, Park Superintendent; Amanda Oberacker, Aquatic Coordinator; Mike Stemen, Maintenance; John Krone, Golf Course staff; Keith Vogt, PAC; Nina Markowski, Resident; Cindy Smith, Public; Bryan DeVoe, Resident; Carol Pauli, Resident; Tom Acord, PAC; Jenifer Lees, Dale Cox Architects; Dan Kates, TAC; Ronda Brooks, Equestrian Commission; Phyllis Keller, Rodeo; Jackie Wells, Equestrian Commission.

Public Input – None.

Employee Program Presentation – Ponderosa Golf Course – John Krone, Golf Course staff, and Mike Stemen, Maintenance Department, introduced themselves and gave a presentation on the golf course and District fields.

Unfinished Business

Chairman Werbel announced he owns property within 500' of the Performing Arts Center project, recused himself from discussion on Items 5.1, 5.2, and 5.3, and stepped down from the dais.

5.1 Update on Truckee Performing Arts Center –

a) Report from Performing Arts Commission on the building design – Manager Randall stated it is the commission's recommendation to demolish the building. They are not comfortable with the functionality of the existing plan. Keith Vogt, PAC, stated we have met with the architects and people in the community. After exploring numerous options using the existing building, the commission voted 9 to 1 to move forward with a new design without using the existing building. Functionally, it would not operate well by adding a theater to the rear of the existing building. We are ready to move forward with a fresh approach to provide a premier performing arts center in downtown Truckee.

Public comment:

Nina Markowski stated it is unbelievable and unfathomable to even think about tearing that building down, being the old school house. She is quite involved in the arts in this community and was not notified. This is being recommended by staff or the performing arts committee, and nobody seems to know about it. She agrees with Cindy Smith's letter.

Board comment:

- We have been working on this facility in concept for 3 years. The public process has been lengthy and frequent. The creation of the performing arts commission was announced publicly in the Sierra Sun.
- There is a lack of available resources for performing arts at all levels. The performing arts commission was formed to pull in experts and local performers.

b) Request from Cindy Smith to build the Performing Arts Center at the new community center site – Cindy Smith stated she was on the performing arts commission from the time it was formed until recently. She resigned after the May 25th commission meeting because she couldn't support the decision to demolish the old recreation center. We were presented with a design with the new performing art center in the back with a nice events plaza. There are a lot of knowledgeable people on the performing arts commission. We realized it was a completely dysfunctional floor plan. We looked at a number of ideas. We looked at flipping it. We could save the front part of the building, keep the design for the back part, and have it downtown. It wouldn't be that different from the original plan that this Board was going to go forward with. Then everybody was sold on the idea that we tear this building down and build a new one. History be gone. The commission voted. The chairman basically said we have discussed all these ideas and now we need to move forward. We will take a vote and from that point on nobody is going to disagree.

She wrote to the District Board with all of her reasons why the Board should disregard the recommendation to tear that building down. You could build it up here at the new community center site like the Board originally planned and save a million dollars per the architect's projected budget. There is no evidence that building it downtown is going to benefit this town any more than building it up here. The downtown merchants could create dinner/theater packages and bring people here on a horse drawn sleigh or a shuttle. The benefits of putting it here are no costs for demolition, no costs for destructive testing for toxic material, no flood zone issues, no parking or mitigation fees, and no historical building requirement. You would see it from the freeway and the roundabout. It would be near this art gallery and tie in to the art displays.

The District does not have an obligation to promote the downtown businesses. This District is here to provide recreational opportunities for the people in the District and to do so in the most cost-effective and affordable manner. There is revenue being generated from the old building right now. It is operating at a subsidy, but you could market it and bring in more revenue. That facility provides this community with meeting space, classroom space, office space, and storage space.

PAC's recommendation to demolish that building was based on incomplete information. We were never given information about how much it would cost to build it up here. We need to send it back to the performing arts commission and say we do have another option. We were being bombarded with architect's drawings for the building downtown, there was nothing to compare.

Tom Accord, PAC, stated when most people go to a concert or an event, they also add a dinner. To ask them to drive to the downtown area to find a place to park and eat and then drive back up here for an event would be very difficult. He is not sure HPAC would oppose the project. That building is not classified as an insurmountable value that could not be taken down and replaced with something that had benefit to the community. There is no

guarantee the Town of Truckee will grant a development permit. He is bothered that the Town of Truckee has not stepped up to the plate because this would be a huge investment in Truckee. We are discussing rooms that would certainly provide the same amount of interest and revenue that exist at the moment. It doesn't have to be a pleasing example of architecture in historic downtown to continue to be a resource. The existing building is costing \$40,000 per year, it is not much of a resource compared to what could exist there. He does not think there was incomplete information provided to the commission. The discussion was whether or not it would be a theater that would provide for the people who used it. It doesn't make sense to keep the building that exists now, tear it diagonally in two, and then build a \$7 or \$8 Million building behind it. PAC voted 9 to 1 and the vast majority of the people on the commission have a history in theater. The new recreation center site was nixed by almost everybody for not being near enough to downtown. The commission did what it was supposed to do.

Public comment:

- Nina Markowski stated she is questioning whether or not this performing arts center is being presented and built for us as locals. It seems to be for the people who come to visit our town. She personally can't afford to go downtown to eat dinner and to take on a show at the new performing arts center. Arts for the School does a fabulous job with their performing arts. The Shakespeare Festival does a fantastic job and they have an outdoor facility. The music festival at the Truckee Regional Park is outstanding. The school plays are absolutely fabulous and they are done at the school. The building you would like to destroy is a historical memorabilia that is important to a lot of locals in this town.
- Brian DeVoe stated the performing arts commission is going fast forward on the assumption that the bond is going to pass. They should have entertained the idea of putting it here if it would be better financially. When Dale Cox presented the initial outlay of the building, he said they would solve the parking issue and mitigation fees by people parking downtown for dinner. The last thing a downtown merchant wants to see is somebody parked there at 5:00 and still parked there at 10:00. It could be a great detriment to downtown.

Board comment:

Pull the original minutes of all the decisions the Board has made and all the questions we pondered when we looked at building it up here versus downtown, and revisit this with the performing arts commission and the architect.

No Board action was taken.

c) Approval of professional services redesign contract for architectural fees for the performing arts center – Director Murphy moved to pull this item from discussion with the intent to reagendaize to July 5th, seconded by Director Brady. Motion carried unanimously.

5.2 Discussion of different building types for construction of the proposed aquatic center –

a) Update on feasibility study for a concrete monolithic dome structure – Manager Randall stated we have some preliminary information on the concrete monolithic dome structure, but no costs associated with it. Dan Kates, TAC, stated we expected to have more information at this point. He would hate to choose expediency over making the right decision. The Board was in consensus to table discussion on this item and 5.2 b), Update on the feasibility study for a steel structure, to the July 5th Board meeting.

b) Update on feasibility study for a steel structure building – Tabled to the July 5th Board meeting.

5.3 Potential Bond Measure for aquatics, performing arts, and trails –

a) Update on economic impact report on the three projects – Manager Randall stated the preliminary results are recommending the economic impact is about \$2.1 Million. The majority of it from performing arts. Their estimate is \$2,154,000 with a payback period of about 12 years. The performing arts center will bring in \$1,556,000, the aquatic center \$432,000, and trails \$165,000 a year in economic development.

Board discussion:

- This gives us an idea of how these amenities will help the town draw more tax revenues and jobs, and provide recreational opportunities.
- The report states “To thrive, mountain resort communities require an appealing natural environment, vibrant downtowns, and walkable environment. Investment and cultural facilities and programming can provide for a vibrant downtown and economic growth in rural communities for several reasons. If successful in the local market, they may begin to attract tourists to the locality. If located in historic downtowns, they may revitalize the main street and spur other retail investments”.
- A lot of people do not want to be in a casino environment. The consultants see this as a community downtown theater. They do not see it as direct competition because it is a different type of venue.
- Most community theaters are operated by a non-profit and subsidized with cultural grants.
- Arts for the School brings in world class performers. This facility will be booked and utilized by world class performers that we can all afford to see.
- If you develop a strong reputation for your venue, performers will subsidize their own rate because they like the environment.

Public comment:

- Most of the comparable performing arts centers they used have no competition. The one that has competition, Kalispell, MT, is actually a million seven in the hole. This community has very stiff competition.
- The affordability of a quality act is subsidized in the casinos by restaurants and bars.
- Inner Rhythms is a nationally recognized dance group. They have a desperate time trying to find venues. This venue will bring in acts that travel through here.

b) Update on public survey – Manager Randall stated the preliminary results are very close and the recommendation from the consultant may be to wait on the bond. Preliminary results show there is a strong probability of passing a bond election at a general election. We have a stronger chance at a presidential election versus a general election. We will have the formal results and recommendation by the July 5th meeting.

c) Bond financial services – Manager Randall stated his recommendation is to table this to July 5th.

Public comment in regards to the public survey:

- The surveyor asked only if you wanted to participate in a survey. Had they said it was regarding something that affected our town, we would have participated. They were only surveying people willing to take a survey rather than people interested in local issues.
- It was the worst survey experienced. They called on father's Day and they fumbled with the questions. The validity of the results should be questioned.

(Director Murphy left shortly before 8:00 P.M. The Board took a short recess and reconvened to public session at 8:02 P.M.)

New Business

6.1 Equestrian commission update and recommendations for private use of rodeo arena – Manager Randall stated the Equestrian Commission is recommending the District not require private insurance for the use of the rodeo arena by private citizens. We are covered by CAPRI, our risk-sharing pool. There is a potential for risk. These types of injuries can be major. Our premium would not increase unless there was a claim. We will require a signed waiver form and continue to charge a fee of \$25 for an individual pass and \$50 per family. We will put up signs. Events like the rodeo would still have to provide liability insurance. This is only for the personal rider that just wants to drop in and ride.

Equestrian Commission and public comment:

- We want to see this facility used by individuals and local horsemen.
- The arena is important, not only for local horse people, but as a venue for local events. It is important to keep the western culture in the town.
- This facility has been a part of Truckee's history and it puts who Truckee is on the map.
- We want to let the community know that they don't have to be part of an organization in order to use this facility. Not everyone has homeowner's insurance to cover this.
- We want the facility to be open to all equestrians in the area so that it can be utilized and become a vital part of the Recreation and Park District.
- The liability waiver could be redesigned specifically for this facility to call out issues like rocks and ride at your own risk. Signage needs to be put out there because it is going to be open to the public. We would like to see locks stay on the gate for this year. Everybody who purchases a pass would receive the lock combo.
- California Code 831.7 releases liability at public facilities. It also states if there are hazards and we know about them, we have to do something about it.
- The long term goal of the Equestrian Commission is to bring monies back into the facility and the Town of Truckee, to drive bigger events.

Director Monson moved to eliminate the current personal insurance requirement to use the arena facility and to have the general manager work in conjunction with the equestrian commission to craft a new release of liability that would go along with the season pass, which will remain the same price. Motion was seconded by Director York and carried unanimously.

6.2 Request from Don and Anita Jesser to address the Board regarding arena prices for the rodeo – Manager Randall stated the Jesser's provided a letter of request. Their request is

for a partial waiver of fees. The rental fees are \$2,575 total for the event. Phyllis Keller is here to represent the Jessers. Phyllis Keller stated the fees are based on a fee schedule that was set by the Board. Manager Randall stated it was agendaized and the Board approved the fee schedule, it has been in effect for at least 3 years. Phyllis Keller stated she doesn't know where the fees apply within the definitions on the schedule. We are being charged \$50 a day for clean-up and set-up days and we are doing a great deal of the work. Manager Randall provided a list of items the District does to prepare for the rodeo, and at least 8 to 10 of them are regular maintenance. It may be unjust to charge \$50 a day for work the rodeo does. The arena has always been left in better shape than we've found it. Manager Randall stated our fee schedule for large special events like a circus or a rodeo is \$2,000 a day and that was established by the Board a while ago. The non-profit fee is cut in half which is where the \$1,000 a day comes from. We charge \$50 a day for clean-up and take down days just like we do here for the crab feed as an example. No one else can rent the facility for those days and that is where the \$50 a day comes from.

Board comment:

- Looking at the things the District steps up to do for that arena, with the rodeo being the main usage, the fees are justified.
- It sets a very dangerous precedence to adjust rental fees for private party or third party events coming in to use TDRPD facilities because that precedence undermines all the fee structure that we put in place as a Board.

Public comment:

- Phyllis Keller stated she would like to know how the fees were determined, how the definition for each category was determined, when they were set, and were they set by the Board. Manager Randall stated it was brought to the Horsemen's Association and the Sierra Equestrian Club; they were in concurrence with the fees at the time they were set.
- Rhonda Brooks, Equestrian Commission, stated she thinks this is a great opportunity for the commission to really look at where we've been and where we are going using the arena as a venue. Maybe these fees were set in a slightly better economic time and it is a good time for the commission to reevaluate them.

Director Werbel made a recommendation to the Board, that at this late hour, we not consider changing the fees; and we make a recommendation to the equestrian commission to look at, not only these fees, but all arena fees and make a recommendation to the Board. The Board was in consensus.

6.3 Request by Truckee Community Garden to build and install a shed and greenhouse at the community garden – Manager Randall stated the community garden is in an area that doesn't have any structures. Staff is comfortable with the shed being tucked away in the trees but we do have concerns with a greenhouse structure in the middle of the park on the way to the amphitheater.

Stephanie Bloom, Truckee Director for Project Mana, and Kathy Taylor, Gardner, reported to the Board:

- Project Mana is overseer of the garden even though it is a community collaboration.

- We received a \$25,000 grant this year from Nevada County for the Mountain to Meadow Project. That grant will be rolled over into further years if we are able to demonstrate growth.
- We are working with a sister farm in Nevada City. That farm project is collaborating with us to bring children from Truckee down to that farm and bring children from their project up to Truckee. We are teaching children about elevation, plant growing, and soil differences. We need shelter for our materials. We put in the request for the greenhouse because we are trying to be a demonstration garden. Along with the greenhouse, we will have hoop houses on the beds to show different types of growing models. The greenhouse is being leant to us with the hope that next year's grant cycle will allow us to buy it.

After discussion, Director Monson moved to approve the request from the Truckee Community Garden for one shed and one greenhouse to be placed in the community garden, with a one year provision attached, working in close conjunction with park staff. Motion was seconded by Director Brady and passed unanimously.

6.4 Review and approval of bids for a thatcher/sweeper – Manager Randall stated we received two bids. One bid is from Golf Ventures from Hayward for \$24,081.95 and the other is from Golf Ventures from West Corona for \$30,600. Director York made a motion to approve the bid from Golf Ventures from Hayward for \$24,081.95 to purchase a thatcher/sweeper, seconded by Director Brady. Motion passed unanimously.

6.5 Discussion regarding destructive and asbestos tests at the Community Art Center – Manager Randall stated we can hold off on this item, but it is something to think about in the future.

6.6 CAPRI (California Association for Park and Recreation Indemnity) Election Notice/Call for Nominations. Calling for nominations from members for two seats that will become available at the end of this year – No nominations.

6.7 Approval of Resolution 2011-221, A resolution for the collection of a Special Tax pursuant to Truckee-Donner Recreation and Park District Ordinance #13 (Nevada County) – Director Brady moved to approve Resolution 2011-221, seconded by Director York. Ayes: Werbel, Brady, Monson, York. Absent: Murphy. Resolution 2011-221 was adopted.

6.8 Approval of Resolution 2011-222, A resolution for the collection of a Special Tax pursuant to Truckee-Donner Recreation and Park District Ordinance #13 (Placer County) – Director Brady moved to approve Resolution 2011-222, seconded by Director York. Ayes: Werbel, Brady, Monson, York. Absent: Murphy. Resolution 2011-222 was adopted.

6.9 Approval of Resolution 2011-223, A resolution establishing the appropriations tax limits for Fiscal Year 2011/2012 – Director Brady moved to approve Resolution 2011-223, seconded by Director York. Ayes: Werbel, Brady, Monson, York. Absent: Murphy. Resolution 2011-223 was adopted.

Special Announcements – None.

Consent Calendar

- 8.1 Approval of the minutes of the Regular Board meeting of May 12, 2011 -
- 8.2 Approval of the minutes of the Special Board meeting (retreat) of April 27, 2011 -
- 8.3 Review of the correspondence list for the month of May, 2011 –

Director Brady moved to approve the consent calendar, seconded by Director Monson. Motion passed unanimously.

Financial Report

The financial report was reviewed and discussed.

Reports

General Manager –

- a) Citizen Art Committee update – The third show was hung with artwork from the winners of the first two shows.
- b) Marketing report – Reviewed.
- c) Automated phones and dual screens to streamline office work – We are going to automate calls to route directly to each person. Staff is still thinking about the effectiveness of dual screens.
- d) Performing Arts Commission open seats – Manager Randall stated the Board originally wanted seven members on the commission. We received 13 applicants and appointed all of them. There are now 3 seats open on the commission. Does the Board want to consider filling those open seats or discuss this with the performing arts commission? The Board was in consensus to get input from the commission.

July 4th – We will have a \$25,000 fireworks show again this year. We received 165 checks, totaling \$7,145, from the Donner Lake Property owners. Director Brady suggested we put a big sign at both the entrance coming from 80 at the west end and the entrance coming from town that says Fireworks brought to you by Truckee-Donner Recreation and Park.

Recreation Division – The recreation report was reviewed and discussed. Superintendent O'Gorman stated the golf course is actually ahead of last year. Everything is up and running and camp starts next week.

- a) Update on Skate park improvements – The Skate park group has held a couple of fundraisers and they have donated some money. We are going to do a couple audits in July, August, and September, from dawn till dusk. We want to find out the age, where the skaters are coming from, and how many people use it.

Park Division – The park report was reviewed and discussed. Superintendent Shaffer stated we did a lot of cleaning up, aerating, fertilizing, and top dressing fields.

- a) Update on West End Beach Pavilion Project – The plans have gone out to all the involved agencies for review. The comment period ends tomorrow.

Board Subcommittees

11.1 Performing arts committee (Brady and York) – Director Brady stated Cindy Smith, Raine Howe, and Debbie Cole have resigned.

11.2 West End Beach Pavilion upgrade project (Monson and Werbel) – Discussed.

11.3 Aquatic Center Committee (Werbel and Brady) – Chairman Werbel stated there is a bit of dissention in the ranks. Some of the coalition are adamant about having a 10 lane pool. If they don't get 10 lanes, they are not going to be for this project.

11.4 Audit Committee (Murphy) – Manager Randall stated we will have the audit in front of you in August.

11.5 Equestrian Committee (Werbel and Monson) – Chairman Werbel stated they are moving forward and he was very impressed.

Additional Matters of Interest to Board Members – Director Brady stated we need to be careful with our language use because we don't want to estrange older adults. They are not seniors. Aspen uses silver. AARP, National Council on Aging, and the International Council on Active Aging, are eliminating the word from their vocabulary.

Closed session (Government Code Section 54957.6) – Discussion of General Manager's yearly evaluation. The Board went into closed session at 10:04 P.M. and returned to open session at 10:34 P.M. Chairman Werbel reported the Board discussed Manager Randall's evaluation, came to consensus on pros and cons, and set goals for Manager Randall until the next evaluation.

Adjournment – The meeting was adjourned at 10:35 P.M.

Respectfully submitted,

District Clerk _____

Chairman of the Board of Directors

Secretary of the Board of Directors