

Minutes of the

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

March 10, 2011

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 (6:40 P.M.).

Directors Absent: None.

Others Present: Steve Randall, General Manager; Sue Mitchell, District Clerk; Shaun Mitchell, Network Administrator; Dan Kates, TAC; Bryce and Phyllis Keller, residents; Dottie Hudecek, resident; Pat Davison, CATT; Bill Quesnel, Acumen Engineering; Dale Cox and Jennifer Lees, Dale Cox Architects; Cindy Smith, Performing Arts Commission; Keith Vogt, Arts Commission; Mark Brown, Town of Truckee; Bryan Devore, TAC.

Public Input – None.

Unfinished Business

4.1 Update on development of the Truckee Cultural Arts Center – Chairman Werbel announced he owns property within 500' of the proposed project, recused himself from discussion on Items 4.1 and 4.2, and stepped down from the dais.

a) Update on Performing Arts Commission – Director York stated chairs have been elected and committees have been formed. We met with the architects to talk about issues the commission has with the three budget level plans. It was unanimously decided the most important thing is functionality of the building and visual appeal. The commission would like to pursue removing the building and replacing it. The actual cost would be less because of the requirement to bring the existing building up to code. The number one concern with removing the building is community backlash. The second option is to revisit the existing plans and try to get more functionality. We would like to have conceptual drawings of what the building would be like without the existing structure.

Board/staff discussion:

- Tearing down the building might reduce the level of support for a bond measure.
- A public awareness campaign could offset the negativity of taking the building down.
- Demolishing the building would reduce the classroom space, which could have an impact on the vote. Less classroom space would result in lost rental revenues. We would be operating at a loss because it would be more specialized.
- The new design could have two levels in the back to include classrooms. The lobby area could be more user-friendly and accessible. It could be more of a community gathering place.

Public comment:

- The rehearsal rooms and green rooms are in the front so the performers can't get back stage without going before the audience or outside. Explore an alternative design so there is room on the back side for a green room.

Jennifer Lees, Dale Cox Architects, stated the traffic study, parking study, and noise study could be reused.

Director Murphy moved to spend up to \$8,000 to get schematics in a timely manner, seconded by Director York. Motion passed with three Ayes, one Abstain (Werbel), and one Absent (Brady).

4.4 Update on creation of an Equestrian Commission to act in an advisory capacity regarding the functions and operations of the Rodeo Arena and equestrian activities – Manager Randall provided a sample notice and application form. Manager Randall will put the notice in the paper and gather the applications. Directors Werbel and Monson were appointed to a subcommittee to review the applications and make a recommendation to the Board.

New Business

5.1 Approval of annual AB1600/Quimby mitigation report – Chairman Werbel moved to approve the annual AB1600/Quimby report for year ending 2009/2010, seconded by Director Murphy. Motion passed with four Ayes, one Absent (Brady).

Unfinished Business

4.2 Potential bond measure for aquatics, performing arts, and trails –

c) Discussion of potential aquatic center building options – Dan Kates, TAC, stated we met to talk about building technologies (traditional, steel, or concrete dome) to see if there is a way to do this more cost effectively in terms of construction and operating costs. USA Swimming put us in touch with architect Tom Kincade. After watching a 20 minute video on concrete dome construction provided by Mr. Kincade, the Board conducted a conference call with Mr. Kincade.

In response to Board questions and discussion, Mr. Kincade stated:

We are bored with a rectangular building. The buildings are not ugly, they take a while to get used to. There is no other building that will stand up in terms of safety and strength and energy. The only pool atmosphere will be the concrete. There is no building that can match the indoor air quality. Nothing can get through the concrete. It could be 72 degrees on the inside and 24 degrees below on the outside, and it would take at least a week to affect the temperature inside. If you had a lot of big windows you would have daylight, but you would lose heat. Solar would not make a lot of difference. In regards to acoustics, a dome will be about an 8 on a scale of 1 to 10. We do have problems in the dead center or the apex. We install acoustic panels to offset that. The stem wall construction to accommodate windows and vents adds about 6% to construction costs. We could have a stem wall with the same texture and color of the community center and, from 8' to 20' away, it would look similar to the existing building. We have a problem in regards to snow shedding and the best way to solve that is to move the walkways 20' away from the stem wall. The dome is on an angle, an airplane will not run directly into the building. We would have to have a Richter Scale 10 earthquake before any of these buildings would know what was happening.

Mr. Kincade recommended a feasibility study. He stated we charge \$18,000 for a feasibility study and that would be a credit to the architect's fee. The cost of construction is usually 50% materials and 50% labor. We would use two contractors. A dome contractor to coordinate and do the dome itself, and all of the infill would be local. He would meet with the building officials early on and show them the technology. He would bring studies for them to critique. He would meet with the Board and the town.

No Board action was taken. Amanda Oberacker, Aquatics Coordinator, will contact USA Swimming and get more information on their recommendations regarding monolithic versus steel structures.

a) Discussion of developing an economic impact study for the three projects – Manager Randall stated the cost to develop an economic study would be \$10,000 to \$15,000. Director York stated they are usually good for 12 months and can be easily updated. The biggest factor is how much data we have to supply. Director Murphy moved to direct the General Manager to develop an RFP for an Economic Impact Study and send it out. If it does not exceed \$15,000, then the Board committee (Director York) and the General Manager will make a decision. The motion was seconded by Director Brady and passed with four Ayes and one Abstain (Werbel).

b) Update on developments for the bond measure – Manager Randall stated he met with the town manager and a representative from Truckee Trails. They want to wait until after the school election. Truckee Trails is going to approach Tahoe Donner and Glenshire about TSA money, with the potential for \$500,000 from each.

4.3 Discussion of future phases of the master plan – No discussion.

Special Announcements – None.

Consent Calendar

7.1 Approval of the minutes of the Regular Board meeting of February 10, 2011.

7.2 Review the correspondence list for the month of February, 2011.

Chairman Werbel moved to approve the consent calendar, seconded by Director Monson. Motion passed unanimously. District Clerk Mitchell will correct the word "there" to "their" on Page 4, "People take their kids down to the ballparks".

Financial Report

The monthly financial report was reviewed and discussed.

Reports

General Manager –

a) Citizen Art Committee update – We had about 500 people in attendance at the second art show. It is growing.

b) Marketing report – Reviewed.

c) Schedule date for annual Board/staff retreat – Scheduled for Wednesday, April 27, 2011.

d) Coldstream/PC-1 Public Park Site – Manager Randall has been meeting with the developers. From a community park standpoint, they would have trails that go around the ponds. They would develop a wildlife flower area. The Board reviewed the plans presented by Manager Randall. Manager Randall stated he wanted to make sure this is a direction the Board would want to proceed. The Board was in consensus to continue discussion.

e) Cell site – Manager Randall stated he has been approached by American Tower. They are interested in paying \$99,000 for perpetual use of the easement they rent for their cell tower at Regional Park. Right now we generate \$8,200 per year on that site. This will be agendaized for formal discussion.

Recreation Division – Amanda Oberacker stated the recreation numbers across the board were low because of the snow. A lot of programs were cancelled. Aquatics use is down.

a) Update on Skate Park improvements - Manager Randall stated they are working on fund raising.

Park Division –

a) Update on West End Beach Pavilion Project – Waiting on town approval.

b) Update on District track for cross-country skiing – Nothing to report.

Board Subcommittees

10.1 Performing arts committee (Brady and York) – Discussed.

10.2 West End Beach Pavilion upgrade project (Monson and Werbel) – Nothing to report.

10.3 Aquatic Center Committee (Werbel and Brady) – Discussed.

10.4 Audit Committee (Murphy) – Nothing to report.

Additional Matters of Interest to Board Members – Director Brady stated she will call Russell Rosewood Photography regarding Board photos.

Closed session (Government Code Section 54957.6) – Discussion of General Manager's yearly evaluation. The Board went in to closed session at 9:45 P.M. and returned to open session at 10:30 P.M. Chairman Werbel stated the Board was in consensus to pursue the possibility of an anonymous Survey Monkey survey for the peer review portion of the General Manager's evaluation.

Adjournment – The meeting was adjourned at 10:32 P.M.

Respectfully submitted.

District Clerk

Chairman of the Board of Directors

Secretary of the Board of Directors