

**HONEY LAKE VALLEY RECREATION AUTHORITY
GOVERNING BOARD MEETING
Regular Meeting Minutes
January 21, 2014 – 3:00 p.m.**
City Council Chambers 66 North Lassen Street Susanville CA 96130

Meeting was called to order at 3:13 p.m. by Brian Wilson.

Roll Call of Board of Directors present: Larry Wosick, Nick McBride, David Meserve, Vice President Jim Chapman and President Brian Wilson.

Staff Present: Jared Hancock, Executive Officer, Heidi Whitlock, City of Susanville, Project Manager

APPROVAL OF AGENDA: Motion by Board member Wosick, second by Board member McBride to approve the agenda as posted; motion carried.

APPROVAL OF MINUTES FOR THE MEETING OF: Motion by Board member Wosick, second by Board member McBride to approve December 17, 2014 minutes; motion carried with the request of changing Public Comment Charles "Moose" Buehler to Charles "Moose" Mueller.

CORRESPONDANCE: No correspondence was presented.

PUBLIC COMMENT: None at this time.

8 MATTERS FOR BOARD CONSIDERATION:

8A Review the appointment of President and Vice President

Mr. Hancock discusses the process from December 10, 2013 of electing the HLVRA's President and Vice President. It was requested at that time by President Brian Wilson, that we re-evaluate the positions once the fifth member was appointed and the terms of those elected for the Board.

President Wilson stated that the Board had not mentioned a term length in the agreement and the Board must choose one. Mr. Hancock recommended using the fiscal year, the remaining portion of this year and re-election for the next fiscal year 14/15. Board member Wosick suggests an annual term, January 1st through December 31st. Vice President Chapman suggests they serve through the end of this calendar year to see it through and re-election to happen for the 1st of the year, 2015.

Motion by Board member Wosick, second by Board member Meserve, to appoint Brian Wilson, President and Jim Chapman, Vice President. Term to be annually, first meeting in January 2015 will have appointments.

8B Discuss estimates cost and scope of completing the engineer's analysis and repair cost analysis to re-furbish

Mr. Hancock discusses his sending of a request to WLC Architects for estimates for the evaluation of the current Roosevelt Pool site in three categories: light, medium, and heavy. He stated that he has been trying to get in contact with them the entire day to get the cost estimates for the following options:

1. Bringing the pool to industry standards only. A ballpark figure to rehab the building.
2. A more detailed analysis and basic cost estimate to bring the pool to public pool standards.
3. The most detailed analysis consisting of a detailed cost breakdown using numbers from local contractors. What is required to receive a Permit to Operate and Certificate of Occupancy.

Mr. Hancock continues that as soon as he receives these numbers he will notify the Board to inform them of these costs. He then asks if the Board has any concerns or areas they would like changed and to let staff know so we can refine or clarify anything for the estimates. President Wilson inquires whether the Board or any members of the public wanted to comment.

Board member McBride requests explanation on why we would shorten the pool to 25 yards. Mr. Hancock explains that 25 yards is the competition standard length. If the pool would host competitions, the timing could only be completed accurately with a 25 yard pool. **Tony Jonas** (public) adds that, around 1930, the current length was standard but around 1950 the competition length was changed to the 25 yard length. He continues that we would want to shorten the pool to this length to bring in an economic advantage. Board member Meserve inquires about the use of a bulkhead. Mr. Jonas stated that the Roosevelt pool had used one at one time but they were not made "sanitary" at that time and they disposed of it. However, they do make better ones today. Board member Wosick asks if we kept the length the same and used the bulkhead, could it open up the other end of the pool for other uses while competitions were being held. Mr. Hancock responded that we could look into this option as well. He then explains that this portion of the analysis is actually the smallest portion of the analysis, and that he wanted WLC Architects to be aware that structural changes should be on their radar. He continues that if we were going to use the pool as is, the bulkhead may be the way to go. However, if we are changing other items, this would be the time to tackle everything. President Wilson expresses that these are two different issues, one is bringing it up to permit standards in 2014 and the other building a new pool.

Bill Feirabend (public) stated that he thought that Roosevelt Pool was "done". Can we still bring it up to standards? President Wilson explains that an engineer's report has never been successfully completed and we would like to know the results of an analysis before tearing it down. Vice President Chapman states that, typically, making an old building new usually costs more than building new and that new would probably be the way to go.

Unidentified public member would like to know what the concern was with the bulkheads. Tony Jonas responded that the older bulkheads had cleanliness issues, how to sanitize them and that there was stagnant water within them.

Mr. Hancock again suggests that the best thing to do at this time is to get the cost estimates from WLC Architects for each option and also get cost estimates for getting the pool to the level which allows us to receive both the certificate of occupancy and a permit to operate, what would allow us to legally reopen it. Board member McBride suggest changing the wording from shorten to "modify" in options.

Tony Jonas suggests that we add a risk management group also. President Wilson stated that he has no problem with that suggestion. Mr. Hancock states that the City has SCORE and that the County has Trindell. Vice President Chapman suggests that he will get in touch with Richard Egan, as he is going to a Trindell meeting soon and that it would be good for him to ask questions of them while he is down there. Mr. Hancock states that he will get an estimate on the cost of adding the property.

Mr. Jonas suggests finding out what the current Title 24 grade/standards are and what we will be held to. Mr. Hancock stated that the answer to this question is loaded. Those areas not ADA compliant must be brought up to standards. What comes out will need to be replaced by current code and each area has their own code requirements. President Wilson asks if WLC Architects will only be used for the estimate step or will we be using them for design etc...? Mr. Hancock answered, stating that we are only getting the information from them at this time to make a decision. However, if the Board would like we can send other groups the same information and get estimates from them as well. After the Board makes the decision on whether or not rehabbing the pool is feasible will we send out RFPs. President Wilson then states that he does not feel that option 3 is favorable as it will be too expensive. He suggests that we start with option 1 and if that comes back positive to continue to option 2. Mr. Hancock responds that this suggestion is a good starting point. Option 1 and 2 would give the JPA a good scope of work and a basis for amount of time and money for an RFP. Mr. Hancock said he is willing to redo the scope of work based on this discussion and will send numbers to the Board once he receives them. President Wilson asks Mr. Hancock if this is all the direction that is needed.

Mr. Hancock will redo, with WLC Architects, the scope of work options and, once those estimates are received, will forward them to the Board for review.

8C Discuss fiscal year 2013/2014 budget

Mr. Hancock opens by stating that President Wilson contacted us to discuss a budget for this project. We put together basic line items and wanted to discuss any line items the Board felt were missing and the revenues. He then stated that the attachment given was only showing the 13/14 year and that we should also discuss the 14/15 year. Vice President Chapman asked if we looked at it from the calendar year perspective, it would be double? Mr. Hancock stated, yes, for the calendar year. Costs for the County 13/14 is \$400,000 and \$400,000 14/15 and same with the City. At this time, the only cost is from staff level costs. Mr. Hancock also identified other line items such as legal services for the non-profit group, other consultant costs, design, etc... he then stated that if the Board wanted estimates, or have us start looking into pool designs we could start doing this. Mr. Hancock then started discussing the formatting of the budget sheet. Vice President Chapman suggested we add a second column for calendar year budget versus simply fiscal year budget, an 18 month representation. He also suggested as soon as the Board knows who will be holding the money, that we transfer those monies to the appropriate agency. President Wilson inquired about conversations as to the County not having the money at this time. Vice President Chapman stated that Richard Egan was not here to ask but, we do not want to lose money to auditor fees. He would be okay if the County did the funding but wanted to see if those auditor fees could be waved. President Wilson asked Mr. Hancock if the City was in a position to fill the Treasurer role for the group. Mr. Hancock responded that we can do it if we get the okay from the City Council. President Wilson asks that, for the next meeting, the City find out what they can do to fill this position. A suggestion was also made to change "non-profit" to "outside revenue".

Direction given to staff to find out information on filling the Treasurer role for the group and to adjust the budget sheet to have an additional column for calendar year and "outside revenue" instead of "donation" line.

8D Discuss site analysis results and choose top 2-5 locations

Mr. Hancock states that it typically takes much more time to complete an analysis such as this so he would like to thank staff for getting the analysis done. He wanted to specifically thank the utilities departments such as LMUD, SSD, and the City for dropping everything to complete the tasks asked of them. He then discusses that scores were not discussed until the very end and that there were quite a few surprises with those scoring higher/lower than expected. Mr. Hancock stated that there were some comments received and some changes have been made. He then goes into a quick review of the criteria, the point system and reads the executive summary stating that the top five sites were 800 South Street with 93 points, Credence School and Mesa Street receiving 90 points each, and the Lassen Fairgrounds and Sierra Park receiving the fourth and fifth spots. He then stated that those receiving the highest points were the ones closest to utilities, schools and had the preferred site size. He expected to have a farther range between the sites but was surprised by how close the points actually were. He asked that we discuss geothermal as three sites have it and 2 do not. He requests that options should be opened up to the Board for discussion to start choosing the criteria for the second analysis. President Wilson opens the topic up to the Board.

Board member Wosick starts by stating that the results were impressive, well done. He continues by stating that we came up with this criteria to narrow it down and we have. He hopes that everyone accepts the data so we can continue with our schedule to pick the site by the next meeting.

Board member McBride asks if we have real numbers on solar verses geothermal heating costs. Mr. Hancock responds, no, just estimates, but approximately 25% of the pools costs will be from the utilities. 30%-40% up to 50% are for heating the facility itself with the majority of that happening between September and May. The estimates received for cost savings between geothermal and natural gas in the summer can be up to \$15,000 and the winter months up to \$60,000 if we are heating a year round outdoor pool. Board member McBride then inquires about the equipment such as the heat exchanger. Mr. Hancock explains that they require regular

maintenance. They may not be suitable for individual users but are better geared for commercial heating along with other maintenance. He continues that, price wise, natural gas heaters and heat exchangers are fairly comparable from what he has seen. Board member McBride then inquires about maintenance and life span of the heat exchanger. Mr. Hancock states that if someone is trained to maintain everything it should not be an issue. Tony Jonas then adds that it is not complicated to maintain.

Vice President Chapman adds that he is mildly pleased with the "very solid" document provided (pool analysis). He then stated that some sites were scored better/worse than he would have predicted. He adds that he would like to see the names of all people who collected data for the analysis identified and an acknowledgment of those who participated. Discussion on how to set up the next analysis documenting this request between Mr. Hancock and Vice President Chapman.

Bill Feirabend (public) states that he was pretty surprised that his gut told him that Credence and 800 South St. would be the top choices. Mr. Hancock responded that utilities were already there but as staff completed the analysis some sites were higher/lower than expected.

President Wilson stated that we now have our top 5 and he would like to see it brought down to the top 3. That also gives us 2 geothermal sites and one non-geothermal site to look into. He also suggests the analysis on geothermal versus natural gas be completed. Board member Wosick requests to know the difference, and that we would need a really good reason to not go with a site with geothermal. Mr. Hancock states that if the pool is indoors, the cost savings would go down. Board member Wosick asks if the pool will be year round. Mr. Hancock responds that even if the pool is seasonal, if the demand is there, you want to have the option for year round use. It is important to factor in those cost savings. It would also depend on the natural gas rates. Geothermal makes sense to use if it's there. President Wilson states that he would like to see three sites only because it makes less work for staff. Vice President Chapman states that if we take the top 3 we can always add others if needed. He states that he is not anti-geothermal but we have natural gas now, however, the savings can be a major factor.

Vice President Chapman, going over the top 3 sites, states that Mesa has residential but Credence has the views and 800 South St. has industrial areas. Mr. Hancock states that the fairgrounds, being so close to the SSD, odor may be a problem. Tony Jonas asks what is going on with Credence. Mr. Hancock responds that a can of worms has been opened as it looks like the Susanville Elementary School District owns the property. However, LHS is leasing it to LCC. All three parties involved stated it was okay to continue looking at Credence as an option. The school building would stay as it can be looked at for other opportunities. Tony Jonas asks if either one is ready to sell to the JPA? That we should verify before we continue looking at that site. Vice President Chapman said we have other sites to look into if they are not but we should find out in the next two weeks while staff carries on the analysis. Board member McBride inquires about parking availability at the Credence site. With 4.37 acres, Mr. Hancock states that there is enough space for both the pool and parking.

Motion by Board member Meserve, second by Board member McBride to continue on with the second phase analysis of the top three sites: 800 South St., Credence School and Mesa St.

BOARD MEMBER ISSUES/REPORTS:

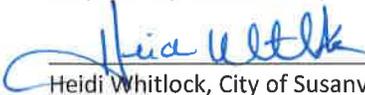
Board member Meserve would like to confirm that the analysis was an excellent report.

ADJOURNMENT: Meeting adjourned at 4:48 p.m.



Brian Wilson, President

Respectfully Submitted by


Heidi Whitlock, City of Susanville Project Manager

Minutes approved on February 18, 2014