

**HONEY LAKE VALLEY RECREATION AUTHORITY
GOVERNING BOARD MEETING
Regular Meeting Minutes
February 18, 2014 – 3:00 p.m.**
City Council Chambers 66 North Lassen Street Susanville CA 96130

Meeting was called to order at 3:02 p.m. by Brian Wilson.

Roll Call of Board of Directors present: Board member McBride, Board member Meserve, Board member Wosick and President Wilson. Vice President Chapman absent at start of meeting.

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

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

APPROVAL OF MINUTES FOR THE MEETING OF: Motion by Board member Wosick, second by Board member Meserve to approve January 21, 2014 minutes; motion carried.

CORRESPONDANCE: No correspondence was presented.

7 MATTERS FOR BOARD CONSIDERATION:

7A Budget Adoption for remaining 13/14 and 14/15 year.

Mr. Hancock opens by stating that this is the third time we have the budget before us for consideration. We were requested to add the 14/15 year into the budget at the January 21st meeting and then asked to add a contingency fund at the February 4th meeting. This is a preliminary budget including preplanning, design, preconstruction costs only and we will be able to adjust these amounts as we get feedback. It is recommended that we move forward and make adjustments as bids come in.

Motion by Board member Wosick, second by Board member Meserve to approve budget.

7B Review Phase 2 Site Analysis and choose site.

Being that this was the largest item on the agenda, Mr. Hancock requests that we move this item to the end of the meeting.

7C Discuss non-profit findings.

Mr. Hancock opens the nonprofit item by stating that we would like to get as much support and financial contributions as possible. It would be nice for people to be able to donate and receive a tax break for making contributions. The question is whether or not we can start a nonprofit group and solicit and collect contributions to then turn over to the JPA. We contacted multiple attorneys and found that there would be approximately \$1,000 in direct costs to create the nonprofit with \$5,000-\$8,000 in legal fees to get started. Vice President Chapman stated that we may want to look into other lawyers as someone may be willing to do it pro-bono. He then asked if the City or County attorney would be able to handle this. Mr. Hancock responded that he has been in contact with an attorney from the League of Cities and put in a request to see if a mechanism can be created to allow the JPA to collect tax free contributions. Mr. Hancock then goes through all the steps needed to create a nonprofit. Vice President Chapman stated that, in terms of people being independent and able to take the money elsewhere, he is not worried as those people would have the public to deal with. President Wilson asks what the

roll of the JPA is then in this nonprofit, simply encouragement to the public to make contributions? Mr. Hancock responds, yes, that is about all they can do. The JPA will end up encouraging a group to run with it and set up the group. Politically, the group should stay with the JPA but we can't require them to. Board member Meserve adds that it could depend on their bylaws, even though we have no say in what they spell out in them. Vice president Chapman again states that if the group takes the money elsewhere, they will have the public to deal with. Mr. Hancock asks if we have had any feedback from the public. Both Board member Wosick and Meserve indicated that they have not heard any public feedback. President Wilson states that he also has heard no feedback but believes people would be more inclined to donate if they could have the tax write-off. Mr. Hancock suggests writing a letter to the members of the public that applied for the fifth member position, asking if they would be interested in setting up a non-profit. President Wilson disagrees, stating that a person needs to be passionate about it and us requesting them does not show their passion. He then looks at **Tony Jonas** (member of public in audience) and asks if he would be interested. Mr. Jonas states that he can do this and that he had contacted some attorneys that would do it at a reduced fee and he would have something to show at the next meeting.

7D Pool heating energy cost comparison.

Mr. Hancock opens by going over the heating cost spreadsheet. He stated that currently, geothermal is not operated year-round and if the pool was using geothermal it would require a year-round system, thus upping the cost for the pool. However, the Credence School site has the ability to be isolated, thus not charging them a year-round fee for the entire system. The South Street site does not have this luxury. Mr. Hancock concluded that there is no action to be taken on this item, it was strictly for information purposes. Vice President Chapman and **Doug Peters** (public) conversed about the spreadsheet and how the initial fees for the solar water was spread out over 15 years. They discussed life expectancy and maintenance of said system. Vice President Chapman then inquired as to what out projected annual BTU's would be. Mr. Hancock stated there are many factors, the square footage of the pool, the cover, the average 7 foot depth. All of which, if changed, would impact the number of BTUs needed. Vice President Chapman suggested that staff put those specifics on the heating cost sheet in case it was ever viewed as a separate article and needed clarification on what it represented.

7E Treasurer update.

Mr. Hancock opens that at past meetings, it was agreed that the three positions that the JPA needed at this time were the Executive Officer, a Project Manager and a Treasurer. At the Board of Supervisors meeting earlier today, he requested fees be waived for the JPA. The Board voted unanimously in favor of using the County's Auditor and Tax Collector for the roll of Treasurer of the JPA and to waive those fees for a period of 2 years. Vice President Chapman adds that the 2 year term is perfect as it gives the JPA the opportunity to take that roll upon themselves if they are able to in that timeframe. Mr. Hancock agrees that 2 years is a good amount of time.

Motion by Board member Wosick, second by Board member McBride to use the Lassen County Auditor and Tax Collector as the JPA Treasurer.

7F Review Phase 2 Site Analysis and choose site.

Mr. Hancock opens that staff had previously conducted phase 1 of the site analysis and we were able to narrow down the original 19 sites to the top 3. We then toured those remaining sites and at the last Board meeting the Phase 2 criteria were selected. Those criteria were as follows: site configuration, access and parking, property acquisition, site preparation costs, utility extension costs, permitting / CEQA, adjacent property constraints, additional funding opportunities, activity hub, heating analysis, revenue analysis and expense analysis. Mr. Hancock then went into more specifics as to how points were scored as it was not clearly defined as each area had specific positive and negatives associated with them. He then informs that board that a few items have changed since they received the emailed version, based on comments that he had received. These items were reviewed and changes were made. Those areas were in site acquisition, expense analysis, additional funding and the heating

analysis. He then stated that this is the first time the community has had the chance to view this analysis and was now turning it back over to the Board for comments.

Board member Wosick inquired as to whether or not any points changed which Mr. Hancock responded, no. Board member Wosick then stated that he felt the Mesa street site should be taken out of contention based on its lack of geothermal and the inability for heating cost savings. Mr. Hancock stated that it was also found that Mesa had permitting / CEQA issues. Board member Wosick then states his approval that in just over 2 months the Board has been able to accomplish so much, the public member chosen, the treasurer, the fundraising options, analysis of 19 sites and now to sit here and choose a site for the community pool. It feels good to move this along so quickly and that no one is trying to obstruct the process. Vice President Chapman adds that he has no issues with the criteria and narrative given. He then states that the last 2 sites are like splitting hairs. They are both good sites. Board member Wosick then states that with the Credence School having the ability to have its own geothermal loop is a great factor.

President Wilson then asks Mr. Hancock how the School Board discussions have been going. Mr. Hancock states that both the Lassen High School and the Elementary School District are supportive of the pool but they have no money to help out. However, the property would be a way to do so. He then added that at the High School Board meeting on February 11, 2014, the School Board acknowledged that the Elementary School District was the owner of the property. The motion passed to make that acknowledgment so, the communications have been going quite smoothly.

Board member Wosick asked for a timeline, a set date for when we will know for sure that Credence is obtainable. Mr. Hancock responds that if the Board chooses the Credence School site, they are ready to go. President Wilson adds that we will want to make sure we do the necessary inspections and that we can actually do what we want to do with this site. Board member McBride inquires about the ability to tier or terrace the site to make more room for the pool and if we can purchase the property from the owners at the far corner of the property. Mr. Hancock states that at the next agenda we can discuss in closed session, real property negotiations and he can talk with the owners to see if they would be willing to sell. As for the slope, terracing and retaining walls could be completed but would only allow approximately 15 more feet of space with the terracing.

Vice President Chapman inquires if tree studies have been completed on the properties yet as he remembers the issues that took place with the tree removals around the Diamond View School. Mr. Hancock responds that certain trees have certain qualities, leaves, shading, etc... but as of right now, no tree studies have been completed.

Motion by Vice President Chapman, second by Board member Wosick to select the Credence High School site as the community pool site. All members in favor.

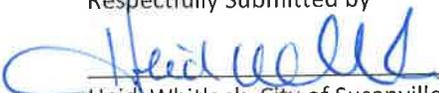
BOARD MEMBER ISSUES/REPORTS:

ADJOURNMENT: Meeting adjourned at 4:32 p.m.



Brian Wilson, President

Respectfully Submitted by



Heidi Whitlock, City of Susanville, Project Manager

Minutes approved on March 18, 2014