

**HONEY LAKE VALLEY RECREATION AUTHORITY  
GOVERNING BOARD MEETING  
Regular Meeting Minutes  
November 15, 2016 – 3:00 p.m.  
City Council Chambers 66 North Lassen Street Susanville CA 96130**

Meeting was called to order at 3:00 p.m. by President Wilson.

Roll Call of Board of Directors present: Dave Meserve, Tom Hammond, Jim Chapman and Brian Wilson. Absent: Garnier.

Staff Present: Jared G. Hancock, Executive Officer and Heidi Whitlock, Project Manager/Secretary.

**APPROVAL OF AGENDA:** Motion by Board member Meserve, second by Board member Hammond, to approve the agenda. Motion carried unanimously.

**4      APPROVAL OF MINUTES:**

Motion by Board member Hammond, second by Board member Meserve, to approve minutes from September 20, 2016 meeting. Motion carried unanimously. Absent: Garnier.

Board member Garnier arrived at 3:03.

Motion by Board member Hammond, second by Vice President Chapman, to approve minutes from October 11, 2016 meeting. Motion carried unanimously. Abstain: Meserve.

Motion by Board member Meserve second by Vice President Chapman, to approve minutes from October 25, 2016 meeting with the correction of Board member Hammond not being in attendance. Motion carried unanimously. Abstain: Hammond.

**5      CORRESPONDENCE:** None.

**6      PUBLIC COMMENT:** None.

**7      MATTERS FOR BOARD CONSIDERATION:**

**7A      Reimbursement to City for Administrative Services**

Mr. Hancock opened by stating the item is in reference to City staff reimbursements from June 2016 to the beginning of November and, as part of the agreement, the reimbursement requests must be approved by the Board.

Motion by Board member Garnier, second by Board member Meserve to approve the City staff time reimbursement request. Motion carried unanimously.

**7B      Consider Adoption of Resolution No. 16-06 – Lease Agreement with City**

Mr. Hancock stated that the resolution being presented is regarding the triangular piece of property adjacent to the pool property. He continued that the City Council and the Honey Lake Valley Recreation Authority have concluded negotiations and the attached agreement has already been approved at the City level during both closed and open session.

Vice President Chapman inquires as to why it is called a "Ground Lease".

Mr. Hancock responded that the attorney has reviewed the lease options available and typically only a 55 year lease is permitted. However, we could enter into a 99 year ground lease as long as it is used strictly for recreational purposes.

**Eileen Spencer** (public) stated she had two questions. 1) What if the lease is not approved by the HLVRA and 2) Why isn't the City just giving the land to the HLVRA?

Mr. Hancock responded that the HLVRA has already started using the land and that he was not at liberty to discuss legal details but, a quick claim was not an option as originally desired. However, they ensured the lease was for the longest duration possible.

Ms. Spencer expressed her opinion that the explanation given was unsatisfactory.

Motion by Board member Garnier, second by Board member Meserve, to approve Resolution No. 16-06, approving and authorizing the executive officer to execute a recreation ground lease with the City of Susanville. Motion carried unanimously.

#### **7C Consider Adoption of Resolution No. 16-07 – Change Order #4 with Modern Building Inc.**

Mr. Hancock stated that this item is related to the changes being requested for the remodel of the storage and lobby areas of the bathhouse. He presented Change Order #4 and stated, for those not in attendance at the last meeting, that Change Order #1 was for the total Phase II contract cost to be reduced to \$2.75 million, Change Order #2 was for the necessary extensions required for the future outdoor showers and Change Order #3 was for the conduit to be carried under the sidewalk for the monument sign location.

Board member Garnier inquired as to whether or not actual "Tuff Sheds" had to be purchased or if we could use the equivalent brand that is sold locally as she would prefer to shop local. She was informed by Mr. Hancock that the local option was allowed and preferred.

Motion by Board member Hammond, second by Board member Meserve, to approve Resolution No. 16-07, approving contract change order #4. Motion carried unanimously.

#### **8 BOARD MEMBER ISSUES/REPORTS:**

Board member Meserve stated he visited the site a few days ago and saw the deck taking shape.

Vice President Chapman shared his approval and appreciation of the work being done, he was impressed and the amount of work and quality of work completed. He added, in response to Ms. Spencer's comments, that the triangular piece of property was storing raw material and they did not want it to be seen from the pool or stored in front of the facility. He added that the piece of property also allows for augmentation at a later date for the pool. He offered thanks to the City for their willingness to lease the property.

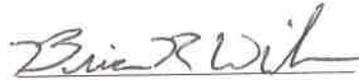
President Wilson stated that the next scheduled meeting is on December 20<sup>th</sup>. He wanted to know if that date would or would not work?

Mr. Hancock suggested the 13<sup>th</sup> for a meeting instead. He added that we have information that we are putting together and could have a special meeting once it is ready.

Ms. Spencer requested if there was anything in the lease stating that the City or HLVRA can end the lease?

Mr. Hancock responded that it was drafted for the purpose of letting the HLVRA use the property and that the lease is as tight as it could get. He then added that one instance were the property could revert back to the City is in the event the HLVRA gets financing and then gets a mechanics lien placed on the property. At that time, the City would pull back to get out of the mechanics lien. But, the lease is designed to stay in place for the JPA. There is also wording included to permit the JPA to make any improvements related to recreation on the property.

9 **ADJOURNMENT:** Meeting adjourned at 3:20 p.m.



Brian R. Wilson, President

Respectfully Submitted by



Heidi Whitlock, Secretary

*Approved November 15, 2016*