

Minutes of the

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

February 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

Directors Absent: None.

Others Present: Steve Randall, General Manager; Sue Mitchell, District Clerk; Dan O’Gorman, Recreation Superintendent; Shaun Mitchell, Network Administrator; John Shaffer, Park Superintendent; Bob Leonard, Marketing; Peter Beaupre, Prosser Building and Development, Inc.; Brooke Rose, Skateboard Park improvements; Dan Kates, TAC; John Svahn, Truckee Trails Foundation; Bryce and Phyllis Keller, residents; Karen Witt, Truckee Donner Horsemen; Mary Blocher, Truckee Donner Horsemen.

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 - Directors Brady and York gave an update: We have a great team of people who will be very positive and make some important decisions. Everyone is figuring out what they want to do as far as their committee responsibility. We decided to hold off on any decisions to give the commission time to thoroughly review and understand the plans. The commission will meet next week with the architect. We are going to take a field trip to the Fallon Performing Arts Center. It is an extraordinary theater, museum, art gallery, and historical bar. There are four subcommittees on the commission: 1) Design and architecture; 2) Community outreach and media planning; 3) Financial and fund raising; 4) Operations, management, and programming. In the next month, the commission will work on the mission for the organization, nominate chairs, and form the committees. There were three budgets presented by the architects and it was unanimous that the \$4 Million option is not an option that would be serviceable. The commission has been charged with looking at how to mitigate outside costs to maximize the facility inside.

Manager Randall stated he spoke with the town manager about the town’s involvement. Although it has not been approved by the town, they will probably pick up all the street work improvements. They are a willing partner and they are excited about the project.

Director Murphy stated the Board has given direction to the architects to correct several items and they still need to be corrected. The Board has to approve the plans before they go to the town. The rehearsal space/green room in the back of the theater needs to be able to accommodate approximately 80 children. The ticket booth and front of the building should be on Church Street, not School Street, so it integrates with historical downtown. The main entrance needs to be in the front. We have three design options, two of those versions have a minus 10% in the building footprint. We need the biggest footprint that fits

for that theater. The replacement of the western storefront with the white concept was a request of HPAC. HPAC is an advisory board. It is not something the District wants to consider.

b) Review of architectural plans – Manager Randall stated this was put off based on getting a recommendation from the performing arts commission.

4.2 Update on a potential bond measure for aquatics, performing arts, and trails –

Manager Randall stated Paco Lindsay, Truckee Trails Foundation, e-mailed the town to get the process started. The town manager would like to get a meeting together with Manager Randall, Paco Lindsay, a board member, and a town council member to strategize on how we want to proceed. Manager Randall stated he talked to the town manager about the possibility of a metal structure. It is a possibility, but the structure would have to complement this building. Dan Kates, TAC, stated he attended a pool conference a few years ago and picked up literature regarding metal buildings. He passed out a chart outlining building comparisons. He stated according to USA Swimming, a monolithic concrete dome is the way to go. He would like to find out from the town whether this methodology would work.

Board/staff discussion:

- A 28,000 square foot monolithic building would cost \$3.5 Million, plus \$2 Million for the pool, for a total of \$5.5 Million plus soft costs. There is a fair amount of resistance to the \$12.5 Million. Any kind of alternative could work in everybody's favor.
- With different building considerations, monolithic concrete dome, steel, or traditional, it might be in our best interest to find architects who could address these concerns and provide renderings.
- Take this concept back to TAC for discussion before we put this on the agenda.
- Have the people who build these structures come out and make presentations.
- Hire an architect for \$20,000 to work as a consultant to develop preliminary building designs to present to the town.

After discussion, Director Murphy moved to direct the general manager to work with TAC and Superintendent O'Gorman to see if we can find some presentations for some of the designers and manufacturers of these buildings, monolithic and steel; and direct staff to contact USA Swimming to get a list of who has built monolithic and steel structures, get some photos, and find out what companies they rated highest. Director Monson seconded the motion. Director Brady stated she thinks it makes more sense just to go to USA Swimming. Motion passed with three Ayes, one No (Brady), and one abstain (Werbel).

a) Discussion of developing an economic impact study for the three projects – Director Murphy stated at the last meeting we asked the general manager to initiate researching a company to provide economic modeling systems. Director York stated there are facts, variables, and assumptions that we need to collect. It is important they are consistent for all three projects. These amenities not only benefit the town, they create jobs, tax dollars, and revenue from visitors. An impact study will give the town an idea of what these projects can add as a revenue stream. Director Brady moved to direct Manager Randall to hire a consultant to conduct an economic impact study on a pool, trails, and performing arts, seconded by Director Monson. Motion passed with four ayes, one abstain (Werbel).

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

(Director Monson left at 7:30 P.M. and Chairman Werbel returned to the dais).

4.4 Update on meeting with community members interested in the functions and operations of the Rodeo Arena – Manager Randall stated he conducted a meeting with interested equestrian members of the community with about 30 people in attendance. The outcome of the meeting was to potentially form an equestrian commission to discuss equestrian issues and report to the Board. The issues would focus on usage, maintenance needs, and capital. The group requested we look at our insurance requirements with a goal of allowing private use of the arena on a day-to-day basis without requiring insurance from individuals. They want us to look at removing the lock on the arena so that anyone can use the arena.

Manager Randall stated we contacted Pat Cabulagan with CAPRI, our risk sharing pool. He said that similar to skateboarding, people riding a horse understand it is a dangerous activity, so they are accepting some of the risk. The best risk management would be to obtain waivers/hold harmless agreements from those using the arena. The biggest risk would be claims alleging negligence or a design defect. Signs stating you are riding at your own risk could minimize the liability. The deductible would be zero. The cost to the District would come from increased premiums if there were to be a claim. The frequency of claims would probably be low, but the potential for severe injury could be significant.

Manager Randall stated the arena does not have the best dirt, so that could be a design defect. CA Government Code 831.7 states that skateboarding and horseback riding are dangerous sports; it provides some immunity to the District.

The Board could consider taking the lock off the gate to let anyone ride and see what happens. We would be opening ourselves up to the liability, along with the other park districts in the risk sharing pool. We could require anyone who wants to ride to come in and sign a hold harmless agreement, give them a key to the gate for a nominal fee, and a pass to wear around their neck. It would be a concern if pass holders let others in who have not signed a release.

Public comment:

- Some control would be good because of vandalism and other uses if the gate is wide open.
- There are numerous arenas in Nevada where you can go and ride. There are no signs that say ride at your own risk. The Truckee arena is deteriorating due to lack of use, it needs to be unlocked. People in Truckee don't go there any more because of the history of it being locked. The District is resolved from liability by the State of California. Open it and let everyone who owns a horse use the facility. It was put there for the public and for the horsemen to use. It would bring interest back to the facility if people could use it.
- Tahoe Donner requires a release every year and they keep it on file. Have people come over and sign a release, but people are going to bring in their friends.
- Equestrian users look for a controlled environment to train their animals. An arena is a perfect spot for that. Nobody is interested in coming down to see if the arena is open and available to use when you have to hook up the trailers and load the horses. You can't go on-line to find out if there is a special event, and you know the gate is locked and you can't get in. The equestrian folks are growing. There are a lot of potential

users. The logistics are just too cumbersome. A commission could make some positive recommendations to the Board to get some excellent use out of the arena for the good of the taxpayers. There is a lot of recreational use provided by the District and this is just one more that would well round the community. Washoe County maintains four equestrian parks in the Reno/Sparks area. There are no locks and they are well maintained.

- It is a pretty arena. There are all kinds of equestrian events that are family friendly. A favorite is the Magical World of Dancing Horses. Programs like that could be put on in this arena. But you can't put a \$100,000 horse in the arena and drive rocks in to its feet. It takes money to make money. A commission could come up with ways to improve the arena.
- Over half of the 30 present at the meeting were non-Truckee people. We want to see family and friends be able to use the arena.
- The arena is being funded by taxes which we all pay. We pay for all of the facilities the District takes care of. There are a few places the District charges a fee, but people take their kids down to the ballparks and kick soccer balls around and there is no requirement for them to sign a release or come in and get a season pass.

Board comment:

- Manager Randall should contact other arena facilities in CAPRI and find out how they handle this.
- Increased maintenance costs due to increased use is a concern.
- The dirt in the arena is somewhat dangerous because of the rocky nature. It could be a problem in terms of bringing events in to the facility. The replacement of that substrate could be a cost. The rust and decay on the stands is another concern.
- Form a commission and have them bring back recommendations to improve the use of the arena including a financial partnership. There should be some buy-in to help maintain the facility. The commission could research how the facilities in Nevada are funded.

Chairman Werbel made a motion for the development of an equestrian commission so their voice can be heard by the Board, so they can make recommendations for future use and maintenance needs, and that Manager Randall and Superintendent Shaffer be a party to that commission, seconded by Director York. Motion passed unanimously.

Reports

Recreation Division –

a) Update on Skate Park improvements – Superintendent O'Gorman stated there is a lot more room than we thought to add on to a street course which would be on three sides of the existing park. The skate park coalition is planning a spring fundraiser. We are contacting Zack Wormhoudt, who built the park, to see if he can come up and give us some ideas on the expansion. It might be able to be done in a phased approach. Brooke Rose stated we have a lot of talented people on our commission and thanked the Board for their support.

New Business

5.1 Speak Your Peace – The Civility Project – Chairman Werbel made a motion to reaffirm Resolution #09-214, Speak Your Peace – The Civility Project, seconded by Director Murphy. Motion passed unanimously.

Special Announcements – None.

Consent Calendar

7.1 Approval of the minutes of the Regular Board meeting of January 13, 2011.

7.2 Review the correspondence list for the month of January 2011.

Chairman Werbel moved to approve the consent calendar, seconded by Director Murphy. Motion passed with four Ayes, and one Abstain (Brady).

Financial Report

The financial report was reviewed and discussed.

Reports

General Manager –

a) Citizen Art Committee update – Nothing to report.

b) Marketing report – Bob Leonard stated all recreation numbers are up significantly. We are up 4,000 participants the month of January over the previous year. The marketing and press releases are working to build the programs. The current promotion for the track upstairs is called "The Biggest Winner". It has 94 participants and everybody is busy up there running around. We are trying to come up with programs like that every month to keep the building going. Golf is on our front burner along with West End Beach.

c) Art reception – The next art reception is scheduled for tomorrow night.

Recreation Division – The recreation report was reviewed and discussed.

Park Division – The park report was reviewed and discussed.

a) Update on West End Beach Pavilion Project – Last November the town kicked back our submittal for more information. It was resubmitted in January and is in the distribution and review process.

b) Update on possibility of District track for cross-country skiing – We received the cross country skiing drag from J.D. Deshler. We need something to pull it with.

Board Subcommittees

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

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

10.3 Aquatic Center Committee (Werbel and Brady) – Nothing to report.

10.4 Audit Committee (Murphy) – Nothing to report.

Additional Matters of Interest to Board Members – Director Werbel handed out a packet with a general economic evaluation and some general models for the pool, theater, and trails in terms of what they bring in to a community, along with a first attempt at a District fact sheet. In addition, he provided a copy of the general manager's review form along with a peer review form. The Board reviewed and discussed the general manager's review form.

The Board directed staff to contact Russell Rosewood photography regarding taking photos of the Board.

Closed session (Government Code Section 54957.6) – Discussion of General Manager's yearly evaluation. Postponed to next meeting.

Adjournment – The meeting was adjourned at 9:15 P.M. /

Respectfully submitted.

District Clerk

Chairman of the Board of Directors

Secretary of the Board of Directors