

BOARD OF SUPERVISORS
LASSEN SWIMMING AND RECREATION JOINT POWERS AUTHORITY MEETING
JUNE 18, 2007

Assistant to the Mayor of Susanville and Community Services Director Rob Hill opens the Special Joint Meeting at 6:02 p.m.

PRESENT:

Susanville City Councilmembers: Mayor Lino Callegari, Council Members Kurt Bonham, Doug Sayers and Vern Templeton, and City Clerk Debra Magginetti. The meeting is called to order. The City Council agenda is approved.

Lassen County Office of Education (does not have a quorum): Trustees Pete Jason, Jan Bryant and Tony Miscione, and Assistant Superintendent Jud Jensen.

Lassen Union High School: Trustees Ken Theobald, Connie Herman, Karen Bradbury, and Superintendent Dan Lewis.

Lassen Community College: Sophia Wages, Rocky Deal, President Homer Cissell. Tom Holybee enters the meeting later.

Chairman Brian Dahle opens the Lassen County Board of Supervisors portion of the meeting at 6:07 p.m. Present: Chairman Brian Dahle, Supervisors Bob Pyle, Jim Chapman, Lloyd Keefer and Jack Hanson. Also present: County Administrative Officer John Ketelsen, County Counsel Craig Settlemire and Deputy Clerk of the Board Susan Osgood. It is moved by Supervisor Keefer, seconded by Supervisor Hanson and carried unanimously to approve the Board of Supervisors agenda. Supervisor Hanson leads the flag salute.

Mr. Hill presents a brief overview and conducts a power point presentation:

- Meeting Format : After each group speaks then individual boards can take action and give direction. There are no expectations for tonight other than to have a good discussion in order to create a better document to be brought back to individual boards later. The meeting goal is to progress to the formation of a Joint Powers Authority (JPA) that leads to the construction of a new swimming facility for Lassen County.
- Member Agencies: City of Susanville, County of Lassen, Lassen Community College, Lassen Union High School District and Lassen County Office of Education
- Meeting Goal: To progress towards the formation of a JPA that leads to the construction of a new swim facility for Lassen County residents.
- History: 2004 – City has major issues with keeping Roosevelt Pool open. November 2004 – Measure K to finance a new aquatic facility is brought to the voters but it was defeated. December 2004 – City hires Pace Civil, Inc. Structural Engineers; pool closes immediately. 2005: High Sierra Recreation Alliance is formed by community

individuals that were motivated and began exploring options to build a new pool. 2006: Lassen County suggests that a JPA be formed to guide development of the aquatic facility. 2007: The draft agreement presented at this joint meeting is an effort to move the process forward.

- Focus of Discussion: What is the JPA? The JPA would be an entity separate and apart from the member agencies, created by the member agencies to provide a coordinated program for the acquisition, planning, design, construction, financing, plan implementation, operation and maintenance of a swim recreation facility.
- Member Agencies – What is Your Role? Creating the JPA will accomplish specific purpose – to create a swim/recreation facility. It is an attempt to put down in agreement what is believed everyone wants. Appoint Board members to guide and monitor the JPA. Each agency can participate to whatever extent the agency desires.
- Process Upon Formation: Once the JPA is formed the agreement would be filed with the Secretary of State as outlined in the agreement. The newly appointed Board works with City and County staff to establish by-laws, accounts and procedural guidelines. Mr. Hill states changes would be brought back to individual boards. It is recommended to get help from City and County staff to get going.

CITY OF SUSANVILLE

Mayor Callegari: States people are asking how we can afford a pool and asking why in the interim do we not go back and re-establish the old pool as therapeutic. He never saw the engineer's structural report and doesn't know what is wrong with it. Keeping in mind how the old grandstand was restructured and saved, he doesn't want to just throw this pool out as it is historical.

Councilmember Doug Sayers: He is pleased to see the people that are here that he has been trying to get together. This is something he's been wanting for a long time and thinks it can be pulled off. There are several City/County JPAs that work out great.

Councilmember Templeton: Agrees with Councilmember Sayers; he sat on the Council when the Solid Waste JPA was set up with the County and it has gone very well. Every agency has something to put in for the pool; it is for the entire community and most of Lassen County will be able to use it. He states he also is very happy that everybody is sitting around the same table talking about this.

Mr. Hill states he would like to address Mayor Callegari's concerns regarding the old facility. If the JPA is formed it could be an option if they choose to resurrect the facility on that site or with that particular structure. States he does not know what was learned from the engineers report but that whatever would need to be done would be very expensive. The old pool did not meet any of the current codes for health and safety so there would be a lot of retrofit required. Mr. Hill states it is an option but feels the JPA should still be formed because that would be integral in resurrecting that facility; it would depend on what the JPA feels is the best route to go.

LASSEN COUNTY OFFICE OF EDUCATION

Trustee Pete Jason: On behalf of Lassen County Board of Education he believes all the board members are in favor of the pool and recreational complex. Superintendent Owens is out of town and could not attend the meeting but he is in favor of the JPA context. The Board is excited about taking part in it and seeing what can be done.

LASSEN UNION HIGH SCHOOL DISTRICT

Trustee Ken Theobald: States that the High School District has been discussing this for some time and their concerns center around how large a facility it would be and the funding to build it. He feels it should perhaps be built on a school site for education and for funding purposes. As a parent and grandparent he sees children being raised who don't know how to swim and it concerns him greatly. This project needs to get done for the kids and the elderly and it does not need to wait. The High School District wants to be players with the JPA. Mr. Theobald states he looks at it from the standpoint of a two tier process 1) one is the funding to build it and 2) is the funding to run it.

LASSEN COMMUNITY COLLEGE

Trustee Sophia Wages: Thanks Lisa Liband and Joellen Wood, (both members of High Sierra Recreation Alliance), the two ladies that spearheaded this project several years back; they deserve a lot of credit. They have worked very hard. What they have contributed to this community in getting all of the boards together was very important. Mrs. Wages states there is a need and she thinks everybody here sees the need.

LASSEN COUNTY BOARD OF SUPERVISORS

Chairman Dahle: Speaking for himself, he feels there is a need for a pool and supports doing something. North County has a pool that is grant funded but it is very difficult to keep it operating. The people do everything from selling beef to holding raffles to try to keep it open and there is some funding from the college. He states there were a lot of drownings up north before the pool was built. He assumes it would be somewhat easier around here with the larger population. He would like to see a plan of what the facility would look like and discuss that. He would also be in favor of the first goal of getting a pool for the kids and people that need it for health reasons, and then add other accessories later. States he is in favor of the JPA but is concerned where the funding would come from, what the scope of the project will be and what phases it will go through.

Supervisor Hanson: Believes the community agrees there is a need for a pool but he shares concerns about the financing mechanisms that will need to be put into place and what resources each one of the entities are able to bring to the table to construct and operate the facility.

Supervisor Keefer: Agrees there is a need for a pool; also hears questions about whether the old pool can be fixed. He understands there may be structural problems and feels the JPA should look at having an engineering firm do a feasibility study on repairing the existing facility. If that proves to be uneconomical then other options should be looked at.

Supervisor Chapman: Agrees with Mayor Callegari that it is sometimes easier to tear something down and replace it when maybe it could be rebuilt instead. Also appreciates

what Mrs. Wages said about Lisa Liband and Joellen Wood, but everyone needs to realize what it will take to make this a reality. States we do not have the economic base or the population threshold that is in other cities to create a facility you might see in Reno or Chico. He feels that the concept should be kept alive but in the meantime should look for ways to meet our present needs based on present population and constraints of funding. He feels it is likely the JPA would find that rehabilitating the existing structure probably is not feasible. Supervisor Chapman feels the County might have property, such as Roosevelt School, and may be willing to work with the school districts to provide for property transfer. Feels it is imperative to meet needs of the seniors, disabled and competitive athletes at least on an interim basis. Feels the pool needs to be saved as an asset and resource.

Supervisor Pyle: Feels if everyone wants a swimming pool, we should make it work. The County's resolution is a good start to show our willingness to be positive and go ahead and make it work. States he will make a motion to pass the resolution unless there are changes to be made to it. Mr. Hill states that can come later in the meeting. Supervisor Chapman asks if the County resolution has been distributed to other agencies; it has not.

Dennis Klier (Resident): Asks what is being put before the public tonight; are you talking about your proposal to put this or are we talking about vision and maybe ideas; what do you want the public to address? Mr. Hill states that tonight the agencies are trying to form the JPA. In drafting this document it was decided to stay away from choosing a site or choosing a funding mechanism which the JPA should decide.

Mr. Klier: Suggests not limiting options to just a pool; envisions a recreational complex with a pool as the lynchpin. He suggests looking at the area of the front 9 holes of the golf course for recreation, retaining the back 9 holes for golf. Suggests looking at the possibility of other activities that can be added as monies become available: volleyball (youth and adult leagues), tennis courts (inexpensive to build; use for ice skating in winter), roller skating court, video arcade.

Joellen Wood: In answer to Mr. Klier's comments, Ms. Wood states numerous discussions have already been held regarding recreation, sales tax increase, and many other things. She believes there has been too much politics involved and egos.

Lisa Liband: States she is excited to have all the Boards together and moving towards a group that could have a positive constructive meeting and actually get somewhere. Many concerns have been stated, but those things should be discussed in the group as the JPA. What is important about forming the JPA is they can discuss and move forward based on their research and information gathering on what the community wants and needs and they will have an acceptable proposal to be brought back to each board. She is thankful that the City got this going.

Mayor Callegari: States that the City had the ability to purchase 17 acres referred to as the Sierra Project at the lower end of town. That is the area that the City has already invested money in for the possibility of a complex being discussed tonight. It is important

as it sits right on the geothermal layer. Appreciates Mr. Klier's comments. Wants to get going on the pool; will need to work together to get it done.

Ruby Ridenoure (Resident): States she is not opposed to the swimming pool but she is opposed to it going in on Sierra Road because of all the traffic.

Tom Holybee (Note: difficult to hear): Feels it is a good idea to look into refurbishing the old pool; look at the 17 acres the City bought in the geothermal area. He thinks the college has a good area above the college that might be used.

Mr. Hill closes public comment and the meeting moves to joint board discussion. States this is an opportunity to ask each other questions, ask questions of staff, and legal counsel. This is the time when specific concerns with the agreement should be brought up and be addressed.

Supervisor Chapman: States he would be interested in knowing what each agency has available to contribute. County staff has said we have surplus property that could be sold off to donate or utilize.

Superintendent Lewis: The High School District concerns involve around the site, the location of the pool so the kids have access to it all year round; that is part of the High School's instructional mission. The second part would be the bonding capacity that each of these agencies represented may be able to put forth in order to generate the revenue to build this pool or complex. Third, the geothermal or solar alternative resources are important. The High School District has had a preliminary drawing of a swimming pool done by an architect for the possible location on the Credence High School site (25 meter x 25 meter swim complex at an estimated \$9 million a year ago). The High School District has been thinking about this for a while in terms of how it would fit with their mission. Public school districts in the State can apply for joint use project funding through the Office of Public School Construction and it is limited to school districts. The State would give up to \$2 million to build a complex like this if there is a joint use partnership with another public agency (any agency in the JPA). The JPA has some real potential to allow a school district access funding. Mr. Lewis states there are some issues with language of the JPA that will need to be defined further. Most of the cost is in the building; operating costs will need a revenue stream.

Trustee Ken Theobald: We have been looking at this for some time and are looking for plans.

President Cissell: States that Lassen College is probably the only member that makes money by using the pool. The College's contribution to construction would probably be minimal.

Tom Holybee: It would be important the College would have maximum access to the hours; contribution would be usage to generate revenue.

Lassen County Administrative Officer John Ketelsen: States there is surplus property owned by Lassen County that could be sold and contributed, also have the facility at Roosevelt School. Suggests there are other ways to raise money to build the facility but would need cash flow to operate the facility; ideas suggested tonight should be looked at; thinks grants would be the place to start.

Mr. Hill: Speaks on operation costs: City has worked with aquatic design group on design; understand it would need to pay for itself. It would be essential for geothermal to be used as source of energy. The City does have a lot of resources - the geothermal and gas as well as real property and human resources. The Community Services Department operated the pool before. Hopes everyone can pull it together.

Mr. Ketelsen mentions that if the proper design is used LMUD could have funds to invest and subsidize it.

Chairman Dahle states the Board of Supervisors have a resolution that basically says Lassen County is willing to join the JPA.

Supervisor Pyle moves to support the concept of the JPA and show Lassen County's commitment to move ahead. Supervisor Keefer seconds the motion. Supervisor Hanson states there are ten conditions that make up the resolution.

It is moved by Supervisor Pyle and seconded by Supervisor Keefer to adopt those conditions.

Mr. Ketelsen: Explains that the Board of Supervisors resolution was drafted to give the Board an opportunity to express any conditions or discuss issues they may have prior to joining the JPA. The Board does not need to use the resolution; they can approve the JPA by itself. Mr. Ketelsen reviews the first four conditions listed in the resolution. 1) Agencies joining the JPA would be Lassen County, City of Susanville, Lassen County Union High School District, Lassen County Community College, Lassen County Office of Education; 2) limit of membership on the JPA Board to Agencies listed in #1; 3) Selection of officers of JPA Board; 4) Specification that any financing program be approved by majority vote of each participating agency. He states the four conditions from the original JPA have been corrected on the current version of the agreement. The remaining conditions are suggestions to the Board for discussion and do not have to be resolved today. Condition 5 is a suggested condition expressing how the County's financial contribution be limited to surplus property or the proceeds from the sale of surplus property. Condition 6 is suggested to stimulate discussion on whether the Board is interested in addressing what happens to the existing facility before going forward on a new facility. Condition 7 relates to the emphasis upon education - does the Board want to condition its membership upon the location of a new facility being no further from the Lassen Union High School than the existing facility's location. Condition 8 suggests the Board may want to condition their membership on limiting the facility to aquatic purposes only. Condition 9 suggests the Board may want to condition membership on requiring any new facility incorporating geothermal resources into its design and construction. Condition 10 suggests the Board

may want to condition their membership upon requiring the new facility to be designed so it would qualify for financial incentives available from LMUD.

Extensive discussion is held among the Supervisors on which conditions should be omitted and which should be left in the resolution.

Supervisor Chapman suggests removing Conditions 5, 7 and 8. Supervisor Dahle feels Condition 5 should be kept in as that is a statement that the County is making a commitment right now.

Supervisor Pyle amends his motion to remove Conditions 5, 7 and 8. When asked if he would second the amended motion, Supervisor Keefer states he would like to add wording to Condition 8 stating the JPA would be initially limited to the aquatic purposes. Supervisor Pyle's motion dies for lack of second

Supervisor Pyle again amends his motion to retain Condition 8 but adding the word "initially" and removing "only". The amended motion is seconded by Supervisor Keefer. Chairman Dahle asks for public comments on the Board of Supervisors resolution.

Lisa Liband: Has a concern regarding Condition 6 in the resolution. The current owners of that property are the Susanville School District and the Condition would be an additional burden to the JPA to have to take care of the existing facility. The Susanville School District did not want to participate in the JPA. If the JPA decided that was the best location and wanted to purchase that property, the JPA would have the additional cost to tear down that facility. The Susanville School District actually has access to hardship funds that could help them take care of that facility themselves.

Tony Jonas: Is concerned with Conditions 5 through 10 and the pre-conditioning of the JPA. It appears the County is taking the position of establishing itself in control where these other boards are being left out. Why would they pre-condition this thing and not include all the possible members? Conditions 1 through 4 would probably be acceptable to all of the boards. The other parts should be established within the JPA process and a vote at the JPA and established within that guise.

Councilmember Bonham: States the Board of Supervisor's discussion has been very confusing. Feels the Board is saddling the rest of the agencies with the conditions the Board wants; states that after the JPA is put together is the time and the place to hash out the intricate workings of the document. It will probably have to be brought back to all the boards to get approved.

Mr. Ketelsen: States he is looking for direction from the Supervisors regarding the conditions of the resolution.

Lassen Union High School Trustee Bradbury: Agrees with Mr. Bonham that the discussion is getting far away from what was proposed for tonight. Finds it very

objectionable that the County expects the JPA to take scarce funding to remove the Roosevelt Pool; that should have nothing to do with building a new facility.

Further discussion is held. Lassen County Counsel Craig Settlemyre: Explains the resolution is the County's opening position as far as what it would like to see a JPA have. If it turns out that other entities cannot come to an agreement on the same points then that can be brought back to the Board of Supervisors and see what can be worked out.

Mr. Settlemyre suggests the language for Condition 8 read "any new facility initially emphasize aquatic purposes". The motion carries unanimously on a roll call vote.

Trustee Theobald asks if Condition 7 is still in. Chairman Dahle responds that it is out. Trustee Theobald suggests streamlining the process by each agency having one representative attend a meeting within the next 30 days to review the JPA and the issues in the JPA to be brought back to each agency.

LASSEN COMMUNITY COLLEGE

Trustee Sophia Wages: States the College is prepared to appoint a representative; it is part of the agenda. Lassen Community College Trustees approve joining the JPA. Sophia Wages is appointed as representative for Lassen Community College.

LASSEN UNION HIGH SCHOOL – No action items.

OFFICE OF EDUCATION – Does not have a quorum; will address at the August meeting.

SUSANVILLE CITY COUNCIL - Mayor Callegari states the Council will omit Item 2 from their agenda. Councilmember Kurt Bonham is appointed as representative for the City of Susanville.

BOARD OF SUPERVISORS – An appointment is not on the Board of Supervisors agenda. Chairman Dahle states an appointment will be made as soon as possible.

Mr. Hill: States members appointed will take the revised agreement back to their individual boards for discussion and action.

The Board of Supervisors meeting is adjourned at 8:00 p.m.

CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

JULIE BUSTAMANTE, CLERK OF THE BOARD