

# Tahoe Donner General Plan Committee – July 1, 2019 Meeting Minutes

## Time and Location

2:30 PM in the Northwoods Clubhouse Mezzanine Room on the first non-holiday Monday of each month.

### 1. Call to order:

The meeting was called to order by the Chair at 2:32 PM.

### 2. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Nan Meek	Rob McGray	Laura Lindgren	Jim Roth	Robb Etnyre	Miguel Sloane
Michael Sullivan	John McGregor	ALTERNATES	Jeff Conners	Forrest Huisman	Robin Bennett
Jim Beckmeyer	George Rohrback	Steve Miller	John Dundas, Fin. Com.	Mike Salmon	
John Maciejewski	Jeff Shellito	Courtney Murrell			

Subcommittee Leaders: Michael Fajans, Benjamin Levine

Guests: Sally Jones, Sandy McPherson

### 3. Approval of Minutes

Nan made a motion to approve the minutes of the last meeting. George seconded the motion and it passed unanimously.

### 4. Member Input –

There was none.

### 5. New Business

#### A. Board Liaisons

Welcome to our two new Board liaisons, Jim Roth and Jeff Conners.

#### B. Committee Charter discussions –

The GPC input has been submitted to the Board.

### 6. Sub Committee progress reports: Brief reports by Subcommittee leaders

#### A. Snowmaking at Tahoe Donner – Sandy McPherson, Sally Jones, Kevin O'Neil, and others

Sandy McPherson designed and installed the current snowmaking system at the Downhill Ski Resort. He presented a plan and cost estimate for expansion of that system at Downhill as well as the system for Snowplay and Nordic (Phases 1 to 4) Several members of staff and the GPC have participated in these designs. Some cost savings from the original estimates are anticipated at Downhill due to the offer by the PUD for TD to take over a well on Mile Run. The Nordic plan includes incorporating some parts of Phase 2 into Phase 1, thus changing the cost of each. The total cost of 1 and 2 combined remains the same.

#### B. Trout Creek Recreation Center (TCRC) - Stubbs, Winther, Huisman, Levine, Sloane, Meagan Hanbury, John Maciejewski, Debbie Meyer, Alan Pontius

##### a. Report on Progress of Trout Creek renovation

- By end of business today, Mt. Lincoln Construction (MLC) will officially deliver Phase 1 for our use. Their transition and cleaning is nearly complete, with the new Reception Desk and ADA parking now ready for our transition this weekend.
- During the week of July 4<sup>th</sup>, some footing work at the 670 will be underway as their schedule allows, otherwise, no work is planned inside the facility.
- With Phase 1 now behind us, Mt. Lincoln aims to expedite Phase 2 as much as possible. During the week of July 8<sup>th</sup>, MLC will start by partitioning the southeast side of the building, make adjustments to parking and storage fencing, and will begin interior demolition.
- Pictures of this current status are attached.

##### b. Current subcommittee June 18 report is attached.

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- C. Trails & Open Space – Levine, Rosenfeld, Bonnard, Bothwell, Cohen, Crum, Dana, Englar, Etnyre, Hahin, Jennings, Joaquin, Lindsay, Mahoney, Meek, Miller, Nicol, Phelps, Phillips, Powell, Quan, Simmons, Sullivan, Terrell, Thayer, Thornton, Yohn

At its May meeting, the TOS continued planning for a trails and open space member survey. The TOS expects to launch this survey during the last two weeks of August. With an eye to updating Chapter 7 of the 2013 Trails Master Plan (TMP), for its main discussion the TOS discussed volunteer stewardship on the trails, community involvement with the trails, and strengthening the “trails community” in Tahoe Donner. As an outgrowth of that discussion, the TOS considered emulating the Blue-Ribbon Equestrian Panel to undertake a similar exercise for the trails. It was agreed to continue that consideration at the July meeting. With its review of 2013 TMP complete, the TOS will assemble the materials it has produced into a commentary on the 2013 TMP, and prepare to draft an RFP to engage consultation services.

- D. Golf Course – McGregor, Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh, Denise Rebar, Keith Williams

The Golf Course Sub-Committee provided an information briefing to the TD Board on June 21. One Director questioned the efficacy of the golf course, but another Director stated that the Association was obligated to manage and maintain all amenities. A timeline of actions this summer and early Fall is being developed to keep this initiative on track with goal of receiving contractor bids NLT early Fall and obtaining Board approval to construct shortly thereafter. Current projections, pending Board approval, would be to initiate project mid-Spring 2020 and complete work by mid-July 2020. While not certain, it is perceived that during construction, the course would need to be closed. Mitigation actions are also being developed and reviewed to minimize impacts on players

- E. Downhill Ski Resort– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O’Neil, Rohrback, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan

In June’s SC meeting we agreed to bypass July due to vacation schedules and the two remaining Phase 3 items on our plate: benchmarking and the Alston construction engagement for needs sizing. Benchmarking sessions are being scheduled and we are waiting to hear from Alston on timing and price for their efforts

- F. Northwoods Activity Center – Murrell, Lindgren

There is no update this month.

- G. Alder Creek Adventure Center (ACAC) – McCray, Laura Lindgren, John Maciejewski

No progress at this time. Mike Peters’ retirement has undoubtedly adversely affected staff’s ability to complete the information request previously reported.

- H. Communications– Meek, Murrell, Levine, Sullivan

See attached report

- I. Demographics– McCray, Maciejewski, Sullivan.

There is no update this month.

- J. Association Master Plan/Capital Projects Process – Sullivan, Meek,

The focus of attention is on the Amenity Master Plans (APs).

### 7. Finance Committee Liaison report - Steve Miller

John Dundas and Steve Miller reported on the Charter discussion at the FC and also on the financial report delivered by Mike Salmon.

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### 8. New Business:

There was none discussed.

### Updated list of Potential Capital Projects:

The Sort Team project list is at: [TahoeDonner.com/Members/CapitalProjects/PotentialProjects](http://TahoeDonner.com/Members/CapitalProjects/PotentialProjects).

### FUTURE ISSUES TO BE ADDRESSED

There was none discussed.

### Adjournment:

The meeting was adjourned at 4:03

### Next Meeting:

The next meeting will be held on August 5, 2019 at **2:30 PM** at NWCH Mezzanine.

### Note, the following committees are not yet active or are on-hold

- i. Marina Recreation Center – Fajans.  
Michael Fajans is currently serving on the Board until June so this subcommittee will be in abeyance until he becomes available.
- ii. The Lodge - TBD  
No subcommittee has yet been formed
- iii. Cluster Mailboxes – Rohrbach, Fajans, McGregor  
Subcommittee deactivated. Awaiting direction by the Board
- iv. Employee Housing – Fajans.  
This committee currently tracks the activities of other community groups that are studying or acting on the same issue.



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**Trout Creek Recreation Center Renovation pictures**





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**TCRC Master Plan Subcommittee Meeting**

Tuesday, June 18, 2019, 3:30 to 5:30

Attending: John Stubbs, Benjamin Levine, John Maciejewski, Kyle Winther, Miguel Sloane, Forrest Huisman

E- mail input: Meagan Hanbury, Alan Pontius

**Note:** As part of the TCRC Mitigation Plan for continued Member access during Phase 2 of the building expansion and renovation project, a 3000-sq. ft. tent with ventilation, heat, and electrical power has been placed on the 5000-sq. ft. basketball court. Fitness equipment will be moved on June 25<sup>th</sup> and the current weight and cardio rooms will be closed for construction.

**Topic 1:** Possible alternate uses for west side playground, grassy area, and basketball court. Staff recommendation is that this area could be put to better use for Members because it has been observed that there is not much current summer use. However Staff does not have a metric at this time of actual number of users/week.

*Suggestions for further consideration:*

1. Remove the west fence on the rec pool patio and expand the west side pool deck. Accompany this with construction of a 2 ½ ft deep warm pool for children to have swimming lessons and practice. This would be consistent with preserving the rec pool area as a family friendly area and would help to relieve the current Member perception of pool deck overcrowding. A family use new hot tub

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could also be added. This would allow the lap pool area and hot tubs to be a more adult oriented, quieter area.

2. In addition to the above, remove the basketball court and the playground and expand the grassy area into these areas for family use. Provide canopy shading over a portion. Alternatively, consider downsizing the current playground and moving it elsewhere on the TCRC property. Playground needs should be coordinated with Courtney Murrell and the NWAC subcommittee.

These suggestions had consensus interest for further study from the group.

### **Recommendations:**

A. Prepare a sketch of a possible area layout for the expanded deck and new pool for review by the subcommittee.

B. Request Staff to check with Town of Truckee as to whether expanding the pool deck would trigger providing more parking spaces.

C. Staff to determine BTU heating requirements for new pool and hot tub and check if the replacement boiler system currently under consideration could provide this along with the current heating requirements. See MPS May 21 Meeting Report for discussion of replacing current heating elements with a high efficiency boiler system.

### *Other options discussed*

1. Remove the playground and basketball court and enclose the entire area from playground to back west fence behind basketball court with a taller wire mesh or wood fence to make the area available as a multi-use court area; for example, activities like volleyball (check on use frequency of the sand volley ball area at NWAC), badminton, enclosed handball court.

2. Construct an enclosed, single story roofed structure (say 10,000 sq. ft.) similar to the popular Family Barn at Martis Camp. This could provide some indoor space for kid/teen activities in all weather.

**Topic 2: Parking:** TCRC MPS and Staff should now initiate an inquiry with the Board of Directors and the Town of Truckee as to the feasibility of providing additional parking spaces along the south side of Northwoods Blvd parallel to the TCRC building, as was done at ACAC on Alder Creek Road. Also explore the pros and cons, particularly safety considerations, for widening the entrance off Northwoods into the TCRC parking lot and Town of Truckee construction of a left turn lane into the parking lot.

### **Topic 3:** Review of prioritized TCRC Expansion Recommendations from 2009.

The attached list of TCRC expansion recommendations from 2009 was reviewed to see if there were items to be continued.

Priority items 1,2,3, and 6 will have been addressed when the current expansion project is finished. Items 4,9, and 10 are no longer considered to be needed.

Item 5, 7 and 8 needs further review.

Item 11 could be accommodated in Suggestion 1 in Topic 1 above.

Item 12 is a long-range potential large expense project that is still under consideration.

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During the course of this review, TCRC Staff recommended adding an equipment workshop to the priority list. A workshop would expedite equipment repair by enabling staff to work on equipment during regular hours, rather than repairing equipment in place after 10 PM.

**Topic 4:** Kyle announced the TCRC Staff are planning to have a Member BBQ on July 18<sup>th</sup> for Staff to report on fitness equipment upgrades and replacement and to gather Member input.

Meeting adjourned at 5:30. Next TCRC MPS Meeting will be scheduled in August.

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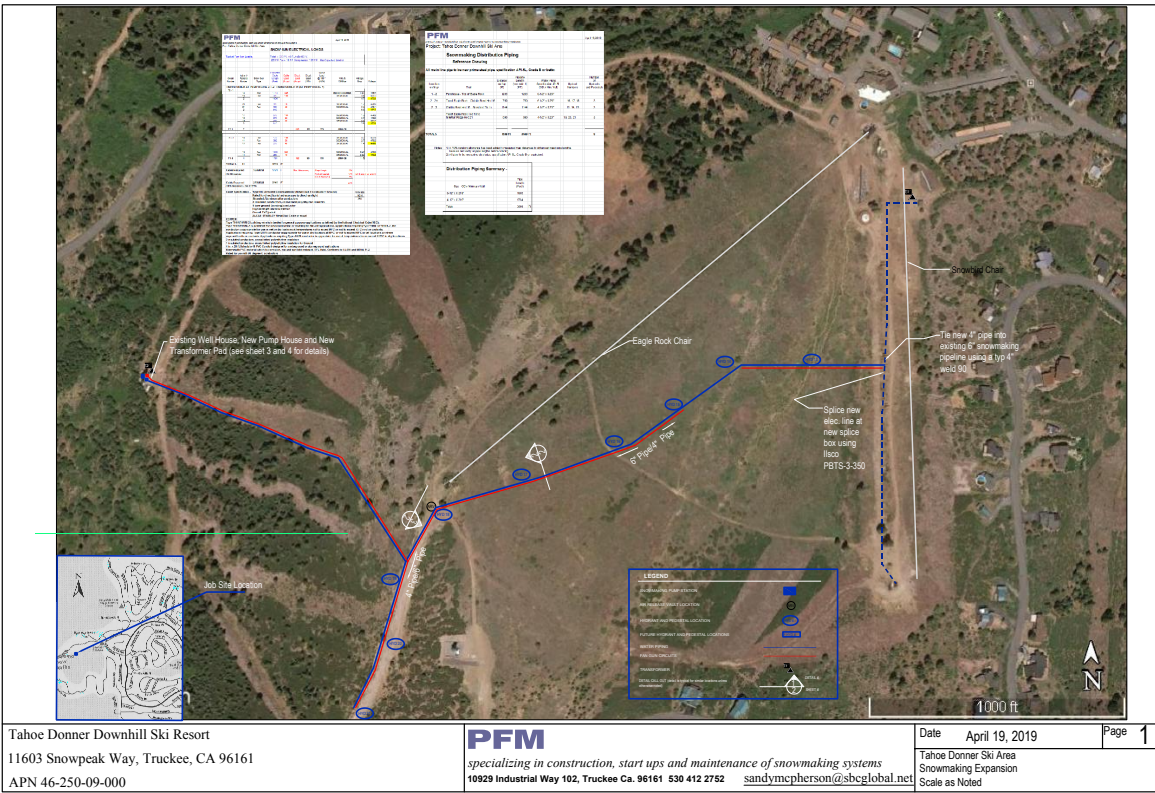
### Trout Creek Recreation Center Expansion Recommendations , 7.009

Priority Level	Description	Approx. Dimensions	Approx. Sq. Ft.
1	Renovate Poolside Locker Rooms: bring these rooms up to date, address ventilation and moisture issues, duplicate design in gymside locker rooms where practical.	n/a	Current
2	Stretching Room: Create a dedicated stretching space in close proximity to the cardio and weight rooms.	40 x 30	1,200
3	Cardio Room Expansion: 50% - 100% Expansion	25 x 25 Min 40 x 25 Max	625 - 1000
4	Additional Fitness Classroom: Create a space conducive to the more meditative genre of activity on the gymside of the building.	40 x 30	1,200
5	Relocate Massage Service: relocate this service to the gymside of the building for a quieter more meditative environment.	20 x 25	500
6	Relocate Kid's Club: relocate this service to the poolside of the building to avoid conflict with more meditative activities and closer proximity to playground and family atmosphere.	20 x 25 Existing Lounge = 25 x 15 Outside Overhang = 25 x 8	500
7	Office Space: create office space for the Aquatics Supervisor/Asst, Recreation Supervisor/Asst, Lead Host, and Childcare Coordinator. (Could be together or broken up)	2 @ 8 x 10 = 36 2 @ 6 x 6 = 36 2 x 16	232
8	Storage Space: Create additional storage space to supplement and/or replace lost spaces during expansion.	10 x 10	100
9	Coffee/Juice Bar: Create a small kitchen area near the front entry accessible to the public for year round food service, including a pool area BBQ in the summer.	20 x 12 = Existing Outside Overhang are	240
10	Laundry Room: Create a laundry room with a washer, dryer, sink, and folding area. Possibly include towel storage capacity.	12 x 12	144
11	Additional Hot Tub: Create an additional Hot Tub on the Recreation Pool deck close to the building to enable year round usage.	16 x 16	256
12	Expand Lap Pool: At times (especially during the summer season) the Lap Pool is impacted. Doubling the size of this pool would be recommended at a minimum.	75 x 25	1,875
TOTAL			7,247



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Snowmaking Estimate for the Downhill Ski Resort



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## Tahoe Donner Ski Area

Date 5/1/2019

### 2019 PFM BUDGET SCHEDULE

Budget 501

Rev.

#### Christie Bowl and Mile Run

Item #	ITEM DESCRIPTION	BID UNIT	BID QTY	LABOR	MTL	TOTAL PRICE
1	Pipeline Trench/Backfill - <b>No rock removal or blasting is included</b>	LF	3700	\$ 18.00		\$ 66,600.00
2	6" Water Pipeline Supply/Receive/Stage/Weld/Install/Test - Fusion bonded epoxy od only using Scotchkote 6233 w/overcoat 6352 16 mil .25 wall A53B ERW BLK PE DRL	LF	2200	\$ 5.50	\$ 17.00	\$ 49,500.00
3	4" Water Pipeline Supply/Receive/Stage/Weld/Install/Test - Fusion bonded epoxy od only using Scotchkote 6233 w/overcoat 6352 16 mil .25 wall A53B ERW BLK PE DRL	LF	1600	\$ 4.90	\$ 12.00	\$ 27,040.00
4						\$ -
5	BMP's and Reveg (TDA will supply chip mtrl from deffencable space)	UNIT	1	\$ 5,700.00	\$ 5,800.00	\$ 11,500.00
6	Water Hydrant - Supply/Receive/Stage/Weld/Install/Test	UNIT	9	\$ 380.00	\$ 500.00	\$ 7,920.00
7	HYD Vault - 48" CMP Vault with Plate Steel Lid and Stay.	UNIT	9	\$ 425.00	\$ 600.00	\$ 9,225.00
8	HTM Elec. Ped - Vault Mounted	UNIT	9	\$ 450.00	\$ 1,100.00	\$ 13,950.00
9	Anodes-17# Magnesium, Installed	UNIT		\$ -		\$ -
10	Pipeline Cut Off Collars Supply/Install	UNIT	6	\$ 350.00	\$ 120.00	\$ 2,820.00
12	Install 350 MCM Direct Burial Wire from splice box to peds	LF	2330	\$ 1.20	\$ 8.00	\$ 21,436.00
13	Two Runs 350MCM Aluminum DB from Pump House to Top Of Eagle Rock Splice Station	LF	1232	\$ 2.40	\$ 18.00	\$ 25,132.80
14	Splice Vault for Power	UNIT	1	\$ 2,100.00	\$ 1,100.00	\$ 3,200.00
15	Connection To Existing Pipelines	UNIT	1	\$ 800.00		\$ 800.00
16	Air Relief Vault at Top of Line	UNIT	1	\$ 350.00	\$ 1,100.00	\$ 1,450.00
17	<b>Misc. Equipment</b>	UNIT		\$ -		\$ -
18	Forks for transport of MTL	UNIT	1	\$ 6,100.00		\$ 6,100.00
19	Material transport and delivery Trucks	UNIT	1	\$ 4,000.00		\$ 4,000.00
20	Due to fluctuating market pricing for materials this pricing is only valid for 15 days from date of Bid. Every effort will be made to hold pricing. Once contracts are made and deposit is received pricing will be locked					
21	Misc. Over Head - Mobilize	UNIT	1	\$ 1,800.00		\$ 1,800.00
22	Insurance	UNIT	1	\$ 2,100.00		\$ 2,100.00
23	Fuel - Fuel Supplied by ski area (estimated fuel use 2600gal)	UNIT				
24	<b>Total Infrastructure</b>					\$ 254,573.80

## P F M

*specializing in construction, start ups and maintenance of snowmaking systems*

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## Tahoe Donner Ski Area

Date 6/1/2019

### 2019 PFM BUDGET SCHEDULE

Budget 500

Rev.

#### Pump House

Item #	ITEM DESCRIPTION	BID UNIT	BID QTY	LABOR	MTL	TOTAL PRICE
1	Excavation/Backfill - No rock removal or blasting is included	UNIT	1	\$ 5,600.00	\$ 2,000.00	\$ 7,600.00
2	Pump House Equipment as Outlined by Torrent Equipment and Engineering in There BOM - PFM Installation and Start-up	UNIT	1	\$ 5,000.00	\$ 125,200.00	\$ 130,200.00
3	Pump House Structure - Per Design	UNIT	1	\$ 15,000.00	\$ 18,000.00	\$ 33,000.00
4	Transformer Pad and bedding	UNIT	1	\$ 600.00	\$ 1,200.00	\$ 1,800.00
5	Electrical Connections from Transformer to Pump House Disconnect and Well House	UNIT	1	\$ 3,800.00	\$ 15,000.00	\$ 18,800.00
6	Piping from well to Pump House	UNIT	1	\$ 2,600.00	\$ 600.00	\$ 3,200.00
7		Sub Total				\$ 194,600.00
8	<b>Cooling Tower</b>					
9	Cooling Tower Equipment as Outlined by Torrent Equipment and Engineering in There BOM - PFM Installation and Start-up	UNIT	1	\$ 3,900.00	\$ 55,800.00	\$ 59,700.00
10	Cooling Tower Foundation - Per Design	UNIT	1	\$ 3,900.00	\$ 4,500.00	\$ 8,400.00
11	Related Cooling Tower Piping and Installation	UNIT	1	\$ 4,500.00	\$ 3,600.00	\$ 8,100.00
12	Prefab Wet Well and Wet Well Installation	UNIT	1	\$ 3,400.00	\$ 4,900.00	\$ 8,300.00
13		Sub Total				\$ 84,500.00
14	<b>Misc. Equipment</b>	UNIT				\$ -
15	BMP's and Reveg (TDA will supply chip mtrl from defensible space)	UNIT	1	\$ 1,900.00	\$ 2,760.00	\$ 4,660.00
16	Forks for transport of MTL	UNIT	1	\$ 6,100.00		\$ 6,100.00
17	Material transport and delivery Trucks	UNIT	1	\$ 4,000.00		\$ 4,000.00
18	Due to fluctuating market pricing for materials this pricing is only valid for 15 days from date of Bid. Every effort will be made to hold pricing. Once contracts are made and deposit is received pricing will be locked					\$ 12,000.00
19	Misc. Over Head - Mobilize	UNIT	1	\$ 1,800.00		\$ 1,800.00
20	Insurance	UNIT	1	\$ 2,100.00		\$ 2,100.00
21		Sub Total				\$ 30,660.00
22						
23	<b>Total Infrastructure</b>					\$ 309,760.00

## PFM

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## **Tahoe Donner General Plan Committee – July 1, 2019 Meeting Minutes**

### **GPC Communications Subcommittee – July 1, 2019 Meeting Notes**

The GPC Communications Subcommittee met on July 1, 2019 from 1:30 to 2:30 pm in the Northwoods Clubhouse Mezzanine conference room.

Subcommittee members in attendance: Nan Meek (Chair), Michael Sullivan, Benjamin Levine, John Dundas, Charlene Simmons, and absent: Courtney Murrell. Staff: Lindsay Hogan, Robin Bennett. Guests: Jeff Shellito. Board Liaison: Jeff Connors.

Eblasts: We will continue using the weekly Tuesday eblasts for updates until there is need for a dedicated capital projects update eblast. The TCRC phase 2 update is online as a TD website blog post, and an updated poster of same was requested for the TCRC lobby, which Marketing will produce.

TD News: We will use the “Buzz” section to provide ongoing trails info to members through the end of this summer season. “Meet Your Trails” was suggested as a concept. Bermgarten will be in August TD News. Wildflowers in Euer Valley was also suggested, and a photo was provided by Charlene. September content is due by August 1, and may be an article rather than a Buzz section – content to be determined asap. October content may be tree planting.

Surveys: The TOS survey is being developed with the intention of being sent to the members before the end of August. A survey process is being developed, which Nan will draft and circulate for review and input. All surveys need to include the survey’s stated purpose and audience.

Website: Charlene and Nan are editing new/updated content.