



# Western Gateway Recreation & Park District

## MINUTES

BOARD OF DIRECTORS' MEETING  
Wednesday September 18, 2024  
Regular Meeting 6:30 pm  
Buttermaker's Cottage

- 1) **Call to Order** - Meeting was called to order at 6:35 PM; Director Lindsen led the Pledge of Allegiance
  - 2) **Roll Call** – Nancy Peirce, Chairman, present; Sharon Lewis, Vice Chairman, present; Brandon Lindsen, present; Dion Reif, absent
  - 3) **Board Position** – Paul Towne was sworn in as a new board director by Chairman Peirce.
  - 4) **Introduction of guests** – Victor Simon, USA Pickleball Assn; Steve Twitchell, GV Pickleball Club; Art and Mary DeLeon, GV Pickleball Club
  - 5) **Agenda Approval** – Director Lindsen moved, and Director Lewis seconded, to address 10b Tennis/Pickleball Courts, following Public Comments. Unanimously approved.
  - 6) **Public Comments** – no public comments
- 10) b. **Tennis/Pickleball Courts** – Chairman Peirce advised the original pickleball court proposal was in the board packets. Mr. DeLeon reminded the board that he submitted the contractor bid documentation requested at the previous meeting. Mr. Twitchell reiterated that this information was submitted to validate their proposal and to initiate a MOU process. Mr. Simon advised that he was both an USA pickleball ambassador and member of the Grass Valley Pickleball Club.

Mr. Simon said that it took a year from 2016 to 2017 to convince the City of Grass Valley to spend \$180,000 to install pickleball courts at Memorial Park. An outcome was a stoppage of the rampant homeless and drug issues the park had been experiencing. The city followed this by utilizing \$4 million in 2018 tax money to resurface the softball field, refurbish the swimming pool area, added bathrooms, improved street flow and installed more pickleball courts, which transformed the park. Mr. Simon added the changes have been praised by the city manager and highly recommended the board visit Memorial Park to view the improvements and impact.

Mr. Simon continued, stating that Pickleball is the fastest growing sport in the US. The Lake Wildwood club also has 400 members and that it is a “if you build it” sport that would bring more people to Western Gateway Park. Mr. Simon noted that there are people in Lake Wildwood who have not heard of Western Gateway Park, Adding that if the board approves the Grass Valley club proposal, people will come from surrounding communities and bring needed income to the park and the Penn Valley community. Mr. Simon expressed that he was confident in its success and encouraged the board members to give the Grass Valley club a chance. The South Yuba Club had three pickleball court and many tennis courts. Now they have one tennis court and eleven pickleball courts for which they charge \$49 a month as a private club, to play pickleball. The game is played by people ages eight to eighty-eight. Twelve courts were built in NYC's Central Park, bringing in \$80/hour each for reserved courts.

Director Towne inquired as to why there were nine, and not ten, courts in the schematics. Mr. Twitchell explained the tenth area would be used for seating and a waiting area, pending a future pavilion. Director Towne stated he saw the potential courts as a positive, with funds provided by the GV club, and anticipates a huge upside for the park, adding tennis is not nearly as popular as it has been in the past. Mr. DeLeon addressed the potential of the club taking on the court reservations and sharing the proceeds with the park. Mr. Simon added that local businesses would be interested in advertising on the courts, similar to ads on the softball fields. Mr. Simon asked if grant money could be used on the pickleball courts. Chairman Peirce explained the grant money would first be used on the creek crossing and there is no money allocated from the tourism grant for the pickleball courts.

Director Lindsen asked if proposal had still not been introduced to the Grass Valley Pickleball Club members. Mr. Twitchell stated the board was waiting for a commitment from the WGP

board before stirring up interest. Director Lindsen asked if the funds were set aside. Mr. Twitchell confirmed the funds for the first phase outline in the proposal were available. Chairman Peirce asked about timing on the phases. Mr. DeLeon stated the worst case scenario on the first phase would be next summer. Members renew in April and May, which are the biggest income months.

Director Lindsen would like to see a sunset on the pickleball usage agreement, suggesting forty-eight months, anticipating limited lifespan on the refurbished courts. Further he suggested a plan in mind for future upgrades, lighting, grant funds, etc. Mr. Twitchell advised that as part of their commitment, the club would “bake in” future maintenance and upgrades so that the courts remain playable. Director Lindsen added that grants may be available in the next five years the park could apply for to upgrade the courts in the future. Chairman Peirce noted grants can be easier to get approved on new versus existing elements. Chairman Peirce has a conversation with Nan Spier of the LWW pickleball club regarding the proposal. She brought up the concern the seven mornings a week would prohibit many in the community from playing as courts are not usually used on summer afternoons. Further, Prop 68 funds granted to the park possibly be used to help renovate the courts, as well as upgrading the playground. Chairman Peirce suggest putting the proposal on hold while research is done regarding playground improvement cost to determine if these funds could be split between the two projects. This process is estimated to take six weeks.

Director Lindsen reiterated that he is not in favor of a seven day agreement. Director Towne asked if the GV club had conferred with the LWW club about sharing costs and benefits in the proposal. Mr. Simon noted his opinion is that a previous consultant failed to do a presentation to Lake Wildwood regarding a \$30 parcel tax. Chairman Peirce advised it would cost \$10,000 to get a new parcel tax on the ballet and that many in LWW would not be happy to pay any additional amount. Chairman Peirce added she was in favor of pickleball courts with combined grant and club funds. Mr. Simon noted that the GV club would also be providing labor to offset costs. Ms. DeLeon requested clarification regarding existing vs new grants. Chairman Peirce advised that California state grants are hard to come by, and the rounds have been erratically timed.

Mr. Simon stated that there was interest in local pickleball courts at the county level six months ago, per conversation he had with a county representative named Blake Hinman, who was also interested in support for the Penn Valley Community Center. He will get contract information to Chairman Peirce.

Mr. DeLeon asked about current status to relay to his board. Chairman Peirce advised costs needed to be finalized for the playground upgrades and that she needed to contract our state grant representative about splitting Prop 68 grant funds between playgrounds and the pickleball courts. Once both of these have been accomplished, the park will be able to provide a matching funds offer and can better negotiate agreement details. Mr. Twitchell inquired if this would be a formal board meeting process or side meeting to discuss details. Director Lindsen expressed interest in drafting an initial MOU with the Grass Valley Pickleball Club. Chairman Peirce asked Director Towne if he would also be interested in forming a subcommittee and he affirmed. Chairman Peirce encouraged contacting the Lake Wildwood club to explore their interest in contributing to the creation of the courts.

**7) Correspondence** None

**8) Board Minutes** – Chairman Peirce noted the last mention of her name was mis-spelled. Director Lindsen moved, and Director Lewis seconded to approve minutes amended with this correction . Unanimously approved.

**9) Financial Report** – Director Towne moved, and Director Lindsen seconded a motion to accept the August financial reports as presented.

**10) Old Business**

- a. **County of Nevada Fees Waiver** – Chairman Peirce noted that she had received a \$550 permit fee invoice from the county for the farmers’ market, received at her home address. Chairman Peirce will reach out the county to have a conversation. Concern is that the country has made a decision concerning the park’s request to continue permit waivers.
- b. **Tennis/Pickleball Courts** – see above.
- c. **Bike Trails** – Director Lindsen noted the BONC board is meeting on November 14th, and a potential agreement with the park should be on their agenda.
- d. **Prop 68 Playground Grant** – Director Lindsen stated that after Dion met with Erica Seward and other county representatives, Ms. Seward emailed advice/examples on applying for the county gap loan. Director Lindsen has since submitted our request for gap loan funding. Director Lindsen has also reached out to the playground rep, Seth Mariconi, and has drafted a community survey asking details such as level of use and what improvements are important to park users. Meeting with Mr.

Mariconi will help determine which elements can be repaired vs. which need to be replaced.

- e. **Park's Tri Counties Solar Loan and Credit Card** – As Chairman Peirce will be retiring from the board, someone else on the board needs to be listed on the credit card. Chairman Peirce has been working with the bank regarding the solar loan, which requires a named individual, but was not able to get a valid resolution from the bank. Director Lindsen noted that he would opt to pay off the loan. Chairman Peirce suggested leaving the loan as is, pending a response from the bank. She suggested that the park could utilize restricted or a combo or restricted and operating funds however Chairman Peirce noted other capital improvements may be needed from those funds.
- f. **Tri Counties Checking** – Chairman Peirce advised that more board members needed to be added on to the approved check signature list. Director House will be removed due to his recent retirement. The board decided Director Lindsen, Director Lewis and Director Towne would be added.. All involved need to be present at the bank. It was decided to meet at Tri Counties on Friday, September 27<sup>th</sup> at 9:00 AM. The park will also request a card for Director Lindsen.
- g. **Asphalt Patching** the estimate from Andrew's Paving & Asphalt came in at over \$6000 for three holes in the main parking lot. Tom Gomes worked for Granite Construction and has retired friends who worked on the asphalt crew. Mr. Gomes has outlined square footage and costs for rental equipment and labor to repair the holes in the main parking lot, and one past the creek crossing, anticipating a total of \$2000 or less. Director Lindsen volunteered to saw the asphalt as needed. Director Lindsen moved and Director Towne seconded a motion to approve fixing all existing potholes, not to exceed \$3500. Unanimously approved.

#### 11) New Business

- a) **Creek Crossing** – Chairman Peirce has conferred with Tom Gomes, who attended the meeting with Erika Seward, Supervisor Sue Hoek and Trisha Tillotson on August 27. Lower cost options were discussed however Mr Gomes' opinion is that concrete culverts with the slab poured over is the best solution for the creek crossing. Bryan McAlister of Sierra Land Solutions mirrored this solution in his proposal. Chairman Peirce also noted that Fish and Game and the environment permission process might be avoided with an emergency waiver, as a washout would be an environmental hazard. The board discussed options regarding grant funds and the grant gap loan from the county to pay vendors. Director Lindsen moved, and Director Lewis seconded a motion to proceed with the Sierra Land Solutions proposal. Unanimously approved.
- b) **Waste Management Alternative** Chairman Peirce advised that Mr. Gomes has suggested that the park obtain a Waste Management collection bin rather than the labor, time and wear on the dump truck. Last month the park paid \$167 for three trips, not including labor. Mr. Gomes suggested a seven-yard bin. Director Lindsen noted the cost of a two-yard bin is \$700/month. Other issues to be addressed would be the placement, security, odor issue and the monthly costs versus replacing the dump truck
- c) **Dead Tree Removal** – the board reviewed submitted estimates to remove the dead pine tree in the dog park parking lot. Director Lindsen recommended Savalin Tree Service as the \$2000 estimate was the lowest bid, and the vendor is very local to the park. In addition, there is a dead oak tree between Picnic Area #1 and the disc golf course. The board recognized that the oak tree removal would inherently cost more, but in an effort to be expedient, Director Lindsen moved, and Director Towne seconded a motion to approve the removal of both trees at \$2000 each, by the end of 2024. Unanimously approved.

#### 12) Advisory Groups - Presentations

- a) Buildings and Grounds.
  - i. Mowers – Chairman Peirce announced that the mowers had gone down again. The Grasshopper and Scag are both up and running again but the John Deere needs seals, which should arrive on September 19<sup>th</sup>. The wrong ones were originally sent  
Sprinklers – Board will discuss the needs and costs of park sprinkler system.  
Dump Truck – Board will discuss needs and costs of dump truck repair.
  - ii. Dog Park – Director Lindsen stated that the electrical addition at the dog park has been completed. .
  - iii. General Park Maintenance – Chairman Peirce noted that Director Lewis made a suggestion that the park can order sprinklers from True Value. Director Lewis stated that the park should have a discount, adding that Director Lindsen should approach Scott at True Value to establish.
- b. Farmers' Market and CVR Program – Chairman Peirce advised that the Farmer's Market was down to six vendors. The vendors would prefer the market be held on Sunday but we don't have the staff on Sunday, and parking issues may arise on busy weekends. Banners have been hung on the CRV trailer, specifying redemption recycling only. The recycle pile is getting cleaned up and Tyler and Marty should be able to handle the incoming going forward.
- c. Upcoming events and reservations report
  - i. Upcoming Events Report – *Update on events and reservations.*

#### 13) Director Comments

14) **Adjournment** Director Towne moved, and Director Lewis seconded a motion to adjourn at 8:50 PM