



Western Gateway Recreation & Park District

MINUTES

BOARD OF DIRECTORS' MEETING

Wednesday, March 19, 2025

Regular Meeting 6:30 pm

Buttermaker's Cottage

- 1) **Call to Order** 6:30 PM **Pledge of Allegiance** led by Director Lewis
- 2) **Roll Call** – Brandon Lindsen, Chair - present; Sharon Lewis, Vice Chair - present; Chris Potter - absent, Paul Towne - present
- 3) **Introduction of guests** – Lance Eck, Dane Wadle (CSDA), Erin Wyatt and Patty Wilkins (Rodeo), Supervisor Sue Hoek, Ray Patton, Art and Mary DeLeon (GVPC). Also in attendance Sharon Currie, Leslie Oppgaard
- 4) **Agenda Approval** – *10a was moved above Public Comments.*

10)a Board Member Seat – *Lance Eck was sworn in as new board director by Supervisor Sue Hoek.*

- 5) **Public Comments** – Dane Wadle of CSDA spoke about benefits of being a CSDA member after the free trial membership ends in June. CSDA provides advocacy for special districts at the state and federal level, as well as working with counties. Provides resources and assistance, human resources, compliance and best practices. CSDA offers a “pay what you can option” with a minimum as low as \$100/year. Additionally, Streamline users get a 30% discount. Mr. Wadle encouraged the board to reach out for assistance. Director Towne asked about website access. Chairman Lindsen the next fiscal budget would be addressed in May. Mr. Wadle expressed he would be happy to come up again at that time if needed.

Patty Wilkins addressed concerns about the schedule conflict with the Rodeo and the Rockin the Gateway concert on May 17th. Her main concern is traffic flow as approximately 3000 people attend the Penn Valley Rodeo each evening. It is the most attended Penn Valley event. She is also concerned about recruiting volunteers and competing with attendance between the Rodeo and concert goers. Another concern is the parade as the from noon until 3:00 PM the park would be occupied for parade staging. She's disappointed that no one spoke to them about the concert schedule. The rodeo takes hundreds to thousands of labor hours and upwards of \$50000 to put on every year. She would like the park to consider these next year when scheduling events. Ms. Wilkins went on to explain that the rodeo starts around 5:30/6:00 PM and traffic eases up around 6:30 PM. The rodeo ends at 8:00 PM. A band will follow the rodeo, which will end at approximately 10:30 PM. Director Towne responded that he did not realize the rodeo had switched from a day to a evening event. The concert starts at 7:30 PM and the soundman will not show up until 4:00 PM. The parking set up would occur at 4:00 PM also. Director Towne was not able to find a better date due to other conflicting events in May. Next year he will plan around the rodeo. He noted again that when he worked at the Penn Valley rodeo, it occurred during the day. Ms. Wilkins reiterated her concern about traffic. Chairman Lindsen stated the two schedules had just enough of a buffer that it should not be a concern.

Leslie Oppgaard is interested in reviving a tractor meet, which as a long standing tradition at the park at one time. This may have been a chamber or Rotary event. She has experience with kids programs and feels there would be sponsorship opportunities for this event. Chairman Lindsen advised that the swimming hole needs to be dredged and recreated when the creek crossing is fixed. Director Towne suggested approaching Lions or Rotary or even the LWW fishing club, which may be interested in opening their event up to the community. Ms. Wilkins added that the LWW fishing club may prefer to hold their event at the park due to access to running water. Ms. Oppgaard would like to gather information and present it to the board for an event next year. Ms. Wilkins thinks the Lions put it on in the past.

- 6) **Correspondence** – Jim Candelaria, Access to Swimming Hole – Mr. Candelaria sent in a letter requesting a handrail be installed to assist with access to the swimming hole as age has affected his ability to easily navigate the path and he as also witnessed a couple elderly women take a tumble try to get down to the swimming hole. Chairman Lindsen responded he considers this a great idea, especially as the area will be torn up and reconfigured, we can re-address the access to the swimming hole.
- 7)
- 8) Sharon Currie, Pickleball & RV Park – will review with 11a.
- 9) **Board Minutes** – *Director Towne moved and Director Lewis seconded to approve the Minutes from February. Unanimously approved.*

- 10) Financial Report** – Director Towne moved and Director Lewis seconded to approve the February Financial reports. Unanimously approved

11) Old Business

- a. Pickleball Courts – Art DeLeon provided an update on the pickleball courts. Before digging commence a permit was obtained, checked with PG&E, sewer, fresh water, etc. all came out clean. The fence vendor has dug holes, did inside cross fencing, and poles will be topped off. They need water to the courts for a 16" saw to cut asphalt and dig holes for net posts. Sleeves will be mounted in concrete. Water is also needed to rinse out cracks and loose asphalt for repair. Completion is likely mid to end of May. Director Towne asked about asphalt reconstruction. Mr. DeLeon responded that asphalt would be cleaned, sanded and repaired. Mr. DeLeon emphasized the need for water for the next phase. Chairman Lindsen advised creek water would be available April 16th and the groundskeepers were working on getting treated water moving to the courts. They planned to dig the hole on Saturday at the sign but this has not been completed. Chairman Lindsen located a map and has a rough idea of the path to follow.

Sharon Currie commenced her public comments regarding the pickleball courts. She has been a real estate agent for over twenty years and was involved with devaluation of properties. She looked up litigation and problems in California and beyond in relation to pickleball courts. She wondered if the board considered the neighbors. She talked to two appraisers who specialize in devaluation appraisals. One of them is located in Sacramento who referred her to someone who has a podcast called Financial Samurai, who created a sixty-six page report on pickleball. He created a table that shows the devaluation based on proximity. Her house would be devalued by twenty percent due to proximity to pickleball courts. Some counties have done abatement studies. She found an article published in Dink magazine saying people should not be within 500 feet of residences. She stated the issue is massive. There are twelve residences within 800 feet of the courts. Ms. Currie asked if anyone knew the time of traffic flow from the crest of the hill to the parking lot entrance. She noted it was six seconds. She asked how people from Lake Wildwood would cross the double yellow line. Ms. Currie continued that pickleball is responsible for mental illness, PTSD and other illness and can affect animals. The number of pops in a ten hour day at six courts is 45,000 pops. She asked if anyone would want to live near 45,000 pops a day. Chairman Lindsen responded that personally he would not mind, and could fall asleep to it, but that was him. Ms. Currie continued that she bought her house next to baseball field, tennis courts and park concerts and she will not stand by and let her life be ruined by pickleball. She is going to take her collected information to the Board of Supervisors and her neighbors. She noted that a pop is 100 decibels all day, seven days a week. She's upset and upset that these concerns were not considered previously by anyone include Supervisor Hoek. Supervisor Hoek responded that it was not a county issue. Ms. Currie said she was taking it to the county regardless. She added she will not sit quietly and lose \$120,000 on her house. Mr. DeLeon stated that neighbors have approached him asking how to join the pickleball club. He did sound tests at Memorial Park and the pops were at or below the county criteria for noise, which is 70 decibels constant and max 90 decibels. Cars going by the park are hitting 80 decibels. Mr. DeLeon asked if there were complaints at Lake Wildwood. Ms. Currie responded that yes, everyone near the courts is complaining at Lake Wildwood. People are complaining anyplace near a pickleball court. She stated that she spent a lot of time and money saving to buy her house and live peacefully and she will not allow her life to be ruined if she has to ask nicely or not. The buyer pool is reduced by sixty percent and pickleball courts are a disclosure item. Director Lindsen advised that the park did do sound studies but not a traffic study as it was not required. Ms. Currie will hire attorneys if necessary and added that peaceful enjoyment of her home is a civil right. Chairman Lindsen stated that this is for tenants. Ms. Currie stated it was for homeowners too if you look into far enough. Ms. Currie left the meeting.

Director Eck suggested checking is changing an existing facility effects anything. Director Towne noted that the courts had been on the park agenda and minutes for months. The original contention at Lake Wildwood was directed at the possibility of ten hours of play but play has been mostly limited to morning hours. The issues at Lake Wildwood have dissipated and two more courts are being added. Art DeLeon asked Zac Quentmeyer at the City of Grass Valley if there had been issues and his response was zero. Baseball courts there are right next to homes. Supervisor Hoek did research complaints and found most were HOAs. Chairman Lindsen asked Dane Wadle if he had any experience with the issue, he responded that nothing came to mind. Director Lewis noted that the park might consider a sound barrier wall. Chairman Lindsen added that planting trees might be an option. Ms DeLeon stated that a fence with thick ivy could also be considered. Mr. DeLeon added that sound blankets were about \$20,000. Supervisor Hoek stated that most noise ordinances were for evenings. She could not find any instance where a park had been sued, just HOAs and private homes with courts. Chairman Lindsen agreed that it was HOAs and high-density areas. Director Towne added that the tennis courts were currently a destination for drug deals. Mr. DeLeon added that the pickleball courts had greatly reduced crime at Memorial Park.

- b. County of Nevada Fees Waiver – Supervisor Hoek advised it was not on the agenda yet. Staff has been swamped. It may not be on the agenda until the end of April. Resolution can be amended to request waiver on current projects as these have been budgeted. Amended resolution will be voted on in April.
- Creek Crossing – Chairman Lindsen advised that engineering is done and submitted to county for permits. Once permits are approved it can go to bid. Construction may start as soon as June 1st. Initial estimates were six to eight weeks but dredging of swimming hole may extend time. Chairman Lindsen has asked Hanson Brothers for an estimate within \$100,000. Supervisor Hoek noted that the community needs to be advised what the Little League fundraised monies will be used for. Director Potter will be asked to post how the funds will be used for Penn Valley Area Little League.
- c. Prop 68 Playground Upgrade – Chairman Lindsen stated that parts are on order for the lower playground retrofit. Hoping to have the work begin end of April, beginning of May. Each retrofit will take one to two weeks to complete. Signage will be used to announce closing. Chairman Lindsen is purchasing security fencing as he has sourced purchasing option (under \$1700) that will be less expensive than renting (\$2400). The fencing can be used for other projects and events. He is sourcing a trailer to store the fencing at the park.

- d. Bylaws – Director Towne moved and Director Lewis seconded to approve the updated Bylaws with inclusion of board attendance policy. Unanimously approved.
- e. Fiscal Audit Schedule – Supervisor Hoek advised the fiscal audit schedule has been approved. Two years of review and one year of audit to begin with the 2022/23 fiscal year.

12) New Business

- a. Board Member Seat – *see above*.
- b. Park Entrance Arch Proposal – *item tabled as Louie Osterude was not in attendance*.
- c. Peirce Pavilion Dedication – Budget for May 18th dedication and celebration was presented. Supervisor Hoek agreed to be a speaker.
- d. QuickBooks – Chairman Lindsen advised Board benefits of upgrade, cost and benefits of QuickBooks Online.
- e. Website - Board was presented with quote from Streamline to upgrade website for ADA compliance, updated park presentation and user friendliness. The importance of ADA compliance was discussed. The website would link up with QuickBooks. Cost is a concern. The item will be revisited in April after CSDA discounts can be determined.
- f. Stage Pavilion – Chairman Lindsen explained there has been storm damage to the stage gutter and roof. The roof repair quote is \$6500 and the gutter repair is approximately \$1600. Will check with CAPRI regarding insurance coverage MEC may be willing to do an exchange promotion display. Director Eck suggested donations for advertising rights for events, such as concert series.
- g. Fiscal Audit Quotes – Board was presented with current audit quotes obtained for 22/23, 23/24 and 24/25. Pehling CPA at \$3600 per review and \$6700 per audit. Director Lewis moved to accept Pehling's proposal. Unanimously approved.
- h. CAPRI Recommendations – Board was presented with preliminary summary of park walk thru with CAPRI Safety Analyst. Several issues need to be addressed, some pending from previous walk thru in June 2023. Directors should have two hours of sexual harassment training per year. MSDS sheets need to be retained for 30 years, evacuation and emergency plans are required. Needed repairs include new cottage window, bench seat replacements, removal of cottage BBQ, removal of slide anchor, updated handicap signs, etc. Some elements should be incorporated into the Employee Handbook.
 - a. Resolution 25-003 – Resolution for CAPRI coverage of park volunteers board members and interns. Director Towne moved and Director Eck seconded to approve the resolution. Unanimously approved.

13) Advisory Groups - Presentations

- i. Buildings and Grounds.
 - i) General Park Maintenance – Greg Fowler donated two \$200 gift cards. Scott and True Value is donating a long list of power tools, in quantities one to three. Excess tools will be sold through the foundation. Nick at Simply Country is donating a canopy for the Toro and tractor forks. Thank you from BOD needs to be drafted. Chairman Lindsen will contract Craig Johnson regarding the leaking disposal. Guest Leslie Oppegard knows someone who can look at the broken screen door. No update on stage rails.
 - ii) Farmers Market and CRV Program – vendors are happy with move to Sunday and signing up. No new theft reports on CRV.
- j. Upcoming events and reservations report
 - i) Upcoming Events Report – Bocce ball tournament is scheduled for April. Director Towne suggested that Bocce group fundraise to update courts. Chairman Lindsen noted that the Bocce players are looking to the park for upgrade.

14) Director Comments

Director Eck is glad to be onboard. There is more substance than he expected. A staunch conservative 'no tax kind of guy' friend recently spoke to him about the \$12.94 parcel fee and stated "We should be paying more."

Director Towne noted that people don't realize how low the fee is. He would like to start a series of articles to increase awareness. He is also interested in creating videos, including interviews, to post on YouTube, etc.

Director Lewis would like to form a two member team to focus on employee pay, bonuses, etc. Director Eck agreed to form the team with Director Lewis as he has extensive experience.

Chairman Lindsen would like to aggressively pursue a parcel fee increase.

Supervisor Hoek noted that Senior Softball is anxious to return to the park. She suggested progress photos of creek crossing and engaging other media services, such as YubaNet.

Chairman Lindsen suggested a June or July special meeting to discuss fee increase strategy, such as vote by mail, and inviting a representative from the county.

15) Adjournment

Director Towne moved and Director Eck seconded a motion to adjourn. Meeting adjourned at 9:08 PM.