

GOLF COURSE OVERSIGHT COMMITTEE MEETING  
APPROVED MINUTES

November 7, 2012

COMMITTEE MEMBERS PRESENT: Judy Friedman, TCPUD Board  
Erik Henrikson, TCPUD Board  
Jennifer Merchant, Placer County  
Ron Parson, NLTRA Board  
Wally Auerbach, NLTRA Board  
Valli Murnane, NLTRA Board  
Kevin Smith, TTAD

STAFF PRESENT: Sandy Evans Hall, NLTRA Executive Director  
Cindy Gustafson, General Manager  
Steve Gross, Legal Counsel  
Bob Bolton, Director of Parks & Recreation  
Matt Homolka, District Engineer  
Terri Viehmann, District Clerk

The meeting was called to order at 1:04 p.m.

A. CALL TO ORDER

Ms. Friedman called the first meeting of the Golf Course Oversight Committee to order. This is the first meeting of the MOU partners. Each representative introduced themselves and their organization.

B. AGENDA DELETIONS AND/OR CHANGES

There were no deletions or changes.

C. DISCUSSION AND POSSIBLE ACTION ON COMMITTEE ORGANIZATION, SUCH AS SELECTION OF CHAIR, VICE CHAIR AND ESTABLISHMENT OF MEETING SCHEDULE

Ms. Gustafson reviewed the operational and organizational issues of the committee. It was noted that the TCPUD must conform to the Brown Act and therefore must publicly notice and take minutes for all meetings of the Committee.

The Committee members agreed to conduct the meetings quarterly. Committee members may designate an alternate to the committee.

**Motion to nominate Judy Friedman Chair for the committee:**

**Erik Henrikson / Valli Murnane / 7 / 0**

**Motion to nominate Wally Auerbach Vice Chair for the committee:**

**Jennifer Merchant / Erik Henrikson / 7 / 0**

D. REVIEW MEMORANDUM OF UNDERSTANDING; GOALS, ROLES AND RESPONSIBILITIES

Mr. Gross summarized the MOU and its requirements. The MOU identified the number of representatives from each organization and the annual meeting requirement.

E. REPORTS ON CURRENT PLANNING EFFORTS

1. Placer County: TRPA and County Process

Ms. Merchant reported that TRPA is in the final stage of updating the Regional Plan for the Basin. This is the broad set of land use and environmental plans for the entire basin. Placer County has been working on updating individual community plans in the Basin as well. Currently there are 4 community plans in the Tahoe City area. The NLTRA, downtown Tahoe City businesses and TCPUD conducted a Tahoe City Visioning process to brainstorm the uses that could be implemented in the downtown core. Those suggestions may or may not be added to the TRPA or Placer County plans.

2. TCPUD: Best Management Practices, TRPA and County Process

Ms. Gustafson noted that she, Ms. Evans Hall and Ms. Merchant have attended numerous TRPA meetings to ensure as much flexibility as possible for planning options with the golf course. The District has contracted with Gary Davis Group to design the BMPs for the course. The District is funding the required BMP work for the course, but would like to receive a credit for investing in the property.

3. NLTRA: Tahoe City Visioning and County Process

Ms. Evans Hall highlighted the visioning process that was conducted with the NLTRA, TCPUD and the local business community. The point of the process was to identify planning principles for the future. No plans have been created or adopted from the visioning process. The goal was to inform the TRPA and County planning processes with requests from local business owners and interested parties.

4. TTAD: Helipad Design Options

Mr. Smith commented that the helipad will be for emergency use only. The Truckee Tahoe Airport District serves the basin, but has no designated emergency access site for helicopters. The

Airport District has identified a potential site to install the helipad. They are ready to proceed as soon as the MOU partners are ready to move forward. They have set aside funding for design and construction. It was noted that the helipad will be located as far from residences as possible.

F. TCPUD REPORT ON OPERATIONS AND MAINTENANCE: CAPITAL INVESTMENTS, SUMMER AND WINTER OPERATIONS

Ms. Gustafson reported on the District activities with the golf course. She noted that the District is addressing easement issues with the property. Duncan Golf Management completed their first season of golf operations at the course. The District is entering into an agreement with Duncan Golf Management and Tahoe Cross Country to conduct winter operations at the course. This contract will be reviewed at the upcoming Parks and Recreation Committee meeting and the November TCPUD Board meeting. The District made capital investments in the property to prepare the course for golf operations. Ms. Gustafson highlighted future expenditures and potential plans for the course.

Jim Williamson, community member, asked if the TCPUD's investments in the property will increase the TCPUD's ownership of the property.

Ms. Gustafson responded that that issue has not been resolved at this time. It needs to be addressed by the funding partners.

Mr. Auerbach asked if public outreach has been conducted with local businesses regarding the winter operations at the course. He wants to ensure that the District is not competing with local businesses.

Logan Carnell asked if the land is accessible to the public when not in golf operations.

Ms. Gustafson noted that Duncan Golf and legal counsel must address this issue to protect the greens and from a liability standpoint. It is publicly-owned, but leased to a private concession.

Mr. Smith noted that TTAD posted rules and staked out the greens at Ponderosa Golf Course and it has worked well for the neighbors.

G. DISCUSSION AND POSSIBLE DIRECTION ON OPTIONS FOR 2013 PUBLIC PLANNING PROCESS

1. Local Planning "Charette" Concept
2. Funding Options for 2013 Public Planning Process
3. Input on Timing for 2013 Public Planning Process

Ms. Gustafson reported that staff met with County staff to discuss how to manage the planning process for the golf course. One concept proposed is for each entity to conduct their own local 'charette' with staff planners; review maps in context of the other designs that have been created through other planning processes. This could be done in-house without incurring much expense. Each entity could bring their plans back to the committee. Ms. Gustafson asked for thoughts from the committee and the public.

Ms. Merchant agreed that a charette process works well for County planning purposes.

Ms. Gustafson commented that each of the partners helped fund the purchase of the golf course for their own reason; TTAD would like an emergency-access helipad, TCPUD to provide additional recreation, Placer County is interested in a potential access road and NLTRA would like to see boutique-style lodging available. If the committee is interested in pursuing a lodging option it will require a much more extensive process.

Ms. Evans Hall noted that there is a very small portion of the property that would lend itself to lodging. There has been no investigation conducted at this time on the potential of developing a lodging option.

Mr. Parson thought that the first phase should be where the invested parties should list all potential uses and then invite the public in to comment on those items. The community can add their ideas for additional uses. The Resort Association's focus is on what the community wants and how the uses may benefit the visitor.

Randy Pomin commented that Tahoe City is severely lacking in quality beds. We should think how that property can integrate with the rest of the private property to encourage redevelopment or more quality beds. How can we make this an attraction for private investors? That needs to be part of the discussion.

Dana Spencer stated that the PUD purchased this property for recreation and it should remain golf course recreation.

Ms. Merchant responded that recreation was one reason for the purchase, but other funding partners are interested in broader uses than just recreation. Each funding partner had their own reasons to invest in the purchase.

Gary Davis said that a charette is a more general planning process. It won't get into the specific details. It will serve to inform the public and get all options on the table.

Marty Schoonmaker asked if any investigations have occurred for rezoning the property.

Mr. Auerbach stated that the property owner can challenge the land capability, but it is a long process and at this point the land has not been correctly mapped.

Matt Homolka commented that a land capability verification has not been conducted on this property. The PUD has not invested in this verification yet because of the cost.

Mr. Smith said that seven different agencies have expressed a need for an emergency use helipad in the basin. The Airport District is ready to build the helipad as soon as the funding partners give the go ahead. Currently there is no permanent, FAA designed helipad available for emergency

Ms. Gustafson suggested that a working group develop a survey that would be available to the public regarding potential uses of the property.

Mr. Gross said that a working group, ad hoc group of no more than three committee members can be created to address the charette process.

Bill Briner stated that he supported public ownership of the golf course for the purpose of keeping it open space. Overall he wants to keep it a golf course.

Ms. Friedman recapped that the working group will consist of Wally Auerbach, Jennifer Merchant and Kevin Smith. They are tasked with presenting a plan and process to the committee on how to move forward with the public input process.

Carina Cutler proposed that a swimming pool could be developed on this property.

#### H. MEETING REVIEW AND DIRECTION

- TCPUD and Duncan Golf will write up use of property rules for the public; dos and don'ts of walking course when not operating as a golf course
- Formulate how to account for investments in the property
- Establish alternates for each of the funding partners committee members
- Committee members will come back to the January meeting with a list of potential uses for the property
- An ad hoc committee consisting of Wally Auerbach, Jennifer Merchant and Kevin Smith was tasked with presenting the process to move forward; determine funding, timing and available resources for a charette process

#### I. PUBLIC FORUM

There was no additional discussion.

#### J. ADJOURN

The meeting was adjourned at 2:51 p.m.

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Terri Viehmann, District Clerk

Prepared by Terri Viehmann