

TWAIN HARTE COMMUNITY SERVICES DISTRICT Park and Recreation/Citizens' Committee Meeting

Chair: *Charlotte Bohlman*

Co-Chair: *Eileen Mannix*

Citizen Members: *Julie Cowell & John Kinsfather*

**THCSD CONFERENCE ROOM
22912 VANTAGE POINTE DR., TWAIN HARTE
March 1, 2023 12:30 p.m.**

NOTICE: Public May Attend this Meeting In-Person.

The meeting will be accessible via ZOOM for anyone that chooses to participate virtually:

- Videoconference Link: <https://us02web.zoom.us/j/85788097507>
- Meeting ID: 857 8809 7507
- Telephone: (669) 900-6833
- ❖ Teleconference Location (Director Bohlman): 18998 Lizzie Lane, Twain Harte, CA 95383
- ❖ Teleconference Location (Director Mannix): 22976 Sierra Drive, Twain Harte, CA 95383

AGENDA

- 1. Update on Twain Harte Meadows Park Project.**
- 2. Discuss potential cooperative use of the Community Center as a fire training center and an emergency operations center.**
- 3. Adjourn.**

HOW TO VIRTUALLY PARTICIPATE IN THIS THIS MEETING

The public can virtually observe and participate in a meeting as follows:

- **Computer:** Join the videoconference by clicking the videoconference link located at the top of this agenda or on our website. You may be prompted to enter your name and email. Your email will remain private and you may enter "anonymous" for your name.

- **Smart Phone/Tablet:** Join the videoconference by clicking the videoconference link located at the top of this agenda OR log in through the Zoom mobile app and enter the Meeting ID# and Password found at the top of this agenda. You may be prompted to enter your name and email. Your email will remain private and you may enter “anonymous” for your name.
- **Telephone:** Listen to the meeting by calling Zoom at (4669) 900-6833. Enter the Meeting ID# listed at the top of this agenda, followed by the pound (#) key.

* NOTE: your personal video will be disabled and your microphone will be automatically muted.

SUBMITTING PUBLIC COMMENT

The public will have an opportunity to comment before and during the meeting as follows:

- **Before the Meeting:**
 - Email comments to ksilva@twainhartecsd.com, write “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments.
 - Mail comments to THCSD Board Secretary: P.O. Box 649, Twain Harte, CA 95383
- **During the Meeting:**
 - Computer/Tablet/Smartphone: Click the “Raise Hand” icon and the host will unmute your audio when it is time to receive public comment. If you would rather make a comment in writing, you may click on the “Q&A” icon and type your comment. You may need to tap your screen or click on “View Participants” to make icons visible.



Raise Hand Icon:  Raise Hand



Q&A Icon:  Q&A

- Telephone: Press *9 if to notify the host that you have a comment. The host will unmute you during the public comment period and invite you to share comments.
- In-Person: Raise your hand and the Board Chairperson will call on you.

* NOTE: If you wish to speak on an item on the agenda, you are welcome to do so during consideration of the agenda item itself. If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period. Persons speaking during the Public Comment will be limited to five minutes or depending on the number of persons wishing to speak, it may be reduced to allow all members of the public the opportunity to address the Board. Except as otherwise provided by law, no action or discussion shall be taken/conducted on any item not appearing on the agenda. Public comments must be addressed to the board as a whole through the President. Comments to individuals or staff are not permitted.

MEETING ETIQUETTE

Attendees shall make every effort not to disrupt the meeting. Cell phones must be silenced or set in a mode that will not disturb District business during the meeting.

ACCESSIBILITY

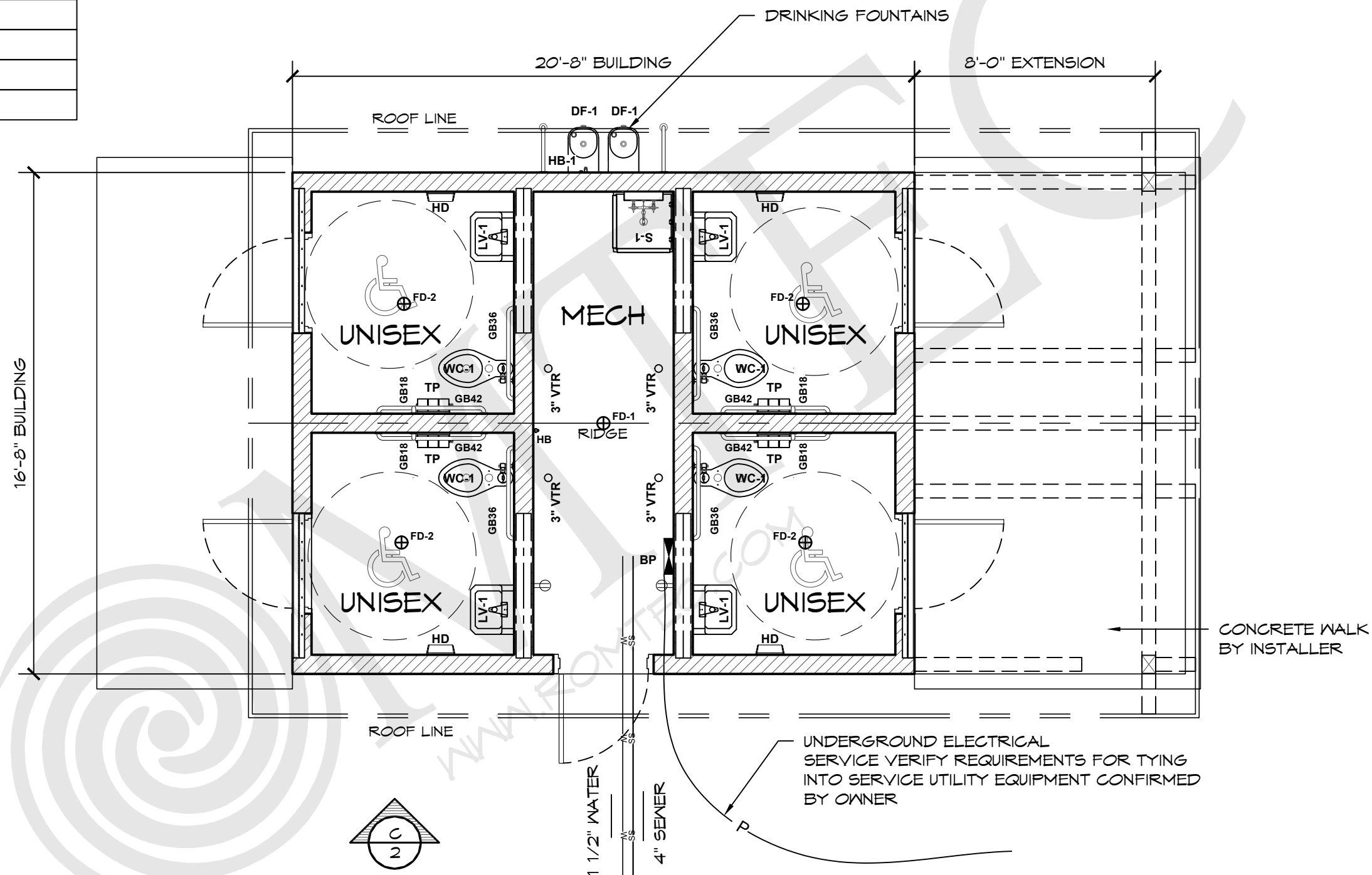
Board meetings are accessible to people with disabilities. In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the District office 48 hours prior to the meeting at (209) 586-3172.

WRITTEN MEETING MATERIALS

If written materials relating to items on this Agenda are distributed to Board members prior to the meeting, such materials will be made available for public inspection on the District's website:
www.twainhartecsd.com

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	2x8 WOOD FILLER WALL	4
	EXTERIOR WALL LIGHTS	6
	INTERIOR CEILING LIGHTS	5
	FLOOR DRAIN	5
	ELECTRICAL OUTLET	2

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PRELIMINARY

PROJECT: TWAIN HARTE COMMUNITY SERVICE DISTRICT
TWAIN HARTE MEADOWS PARK
TWAIN HARTE, CALIFORNIA

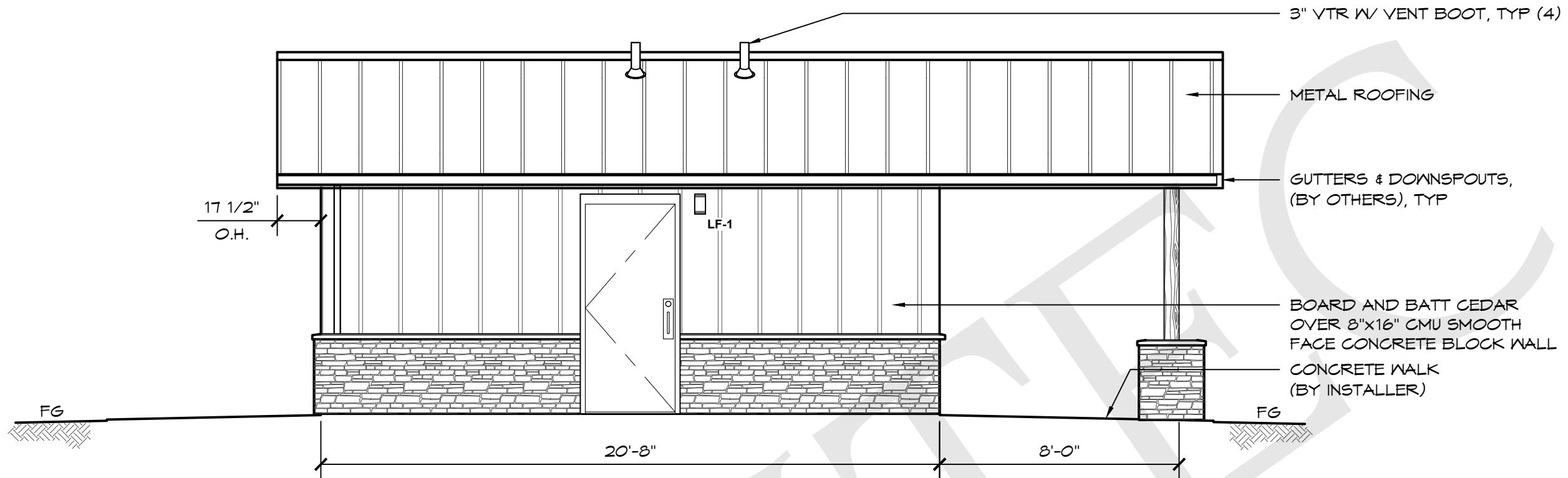
PROJECT#: 1957
MODEL#: 2043
DATE: 01/25/2023

REVISIONS

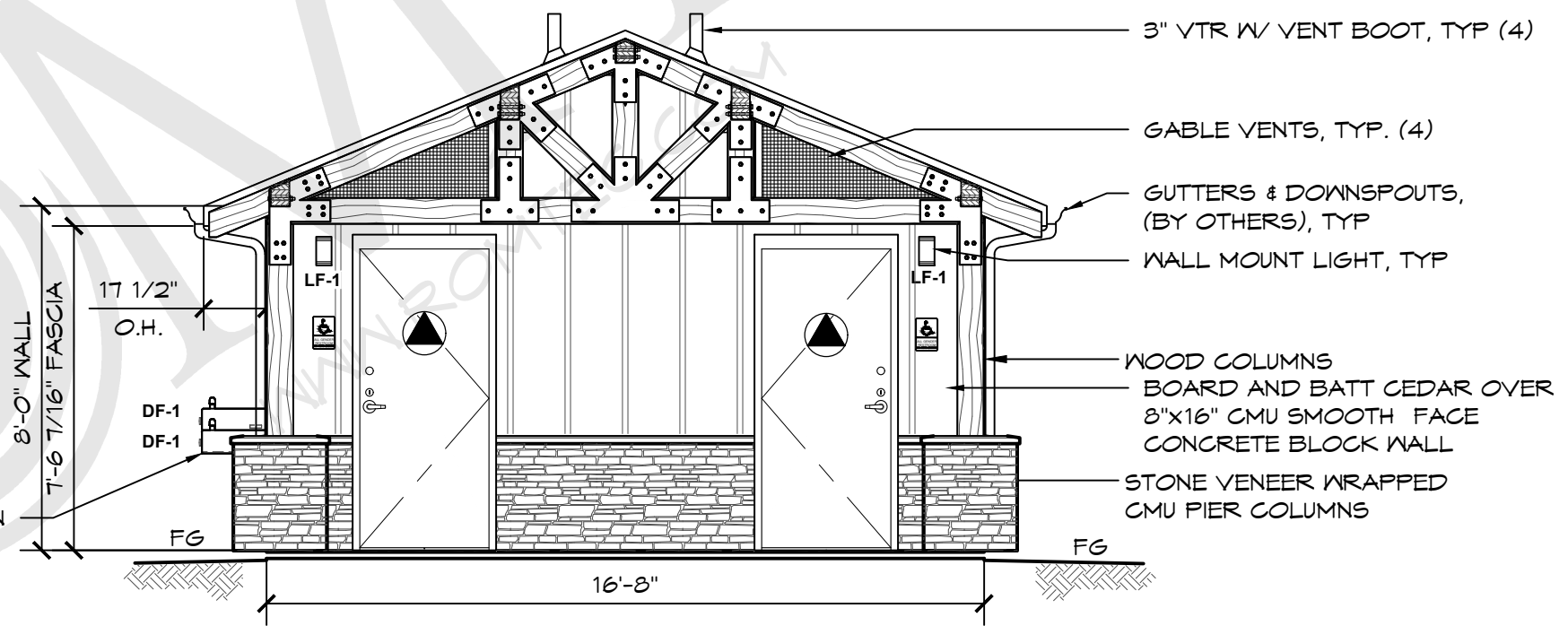
REV.	DATE	BY

DRAWN BY: TY

SHEET NO. **01**



C ELEVATION VIEW
SCALE: 1/4" = 1'-0"



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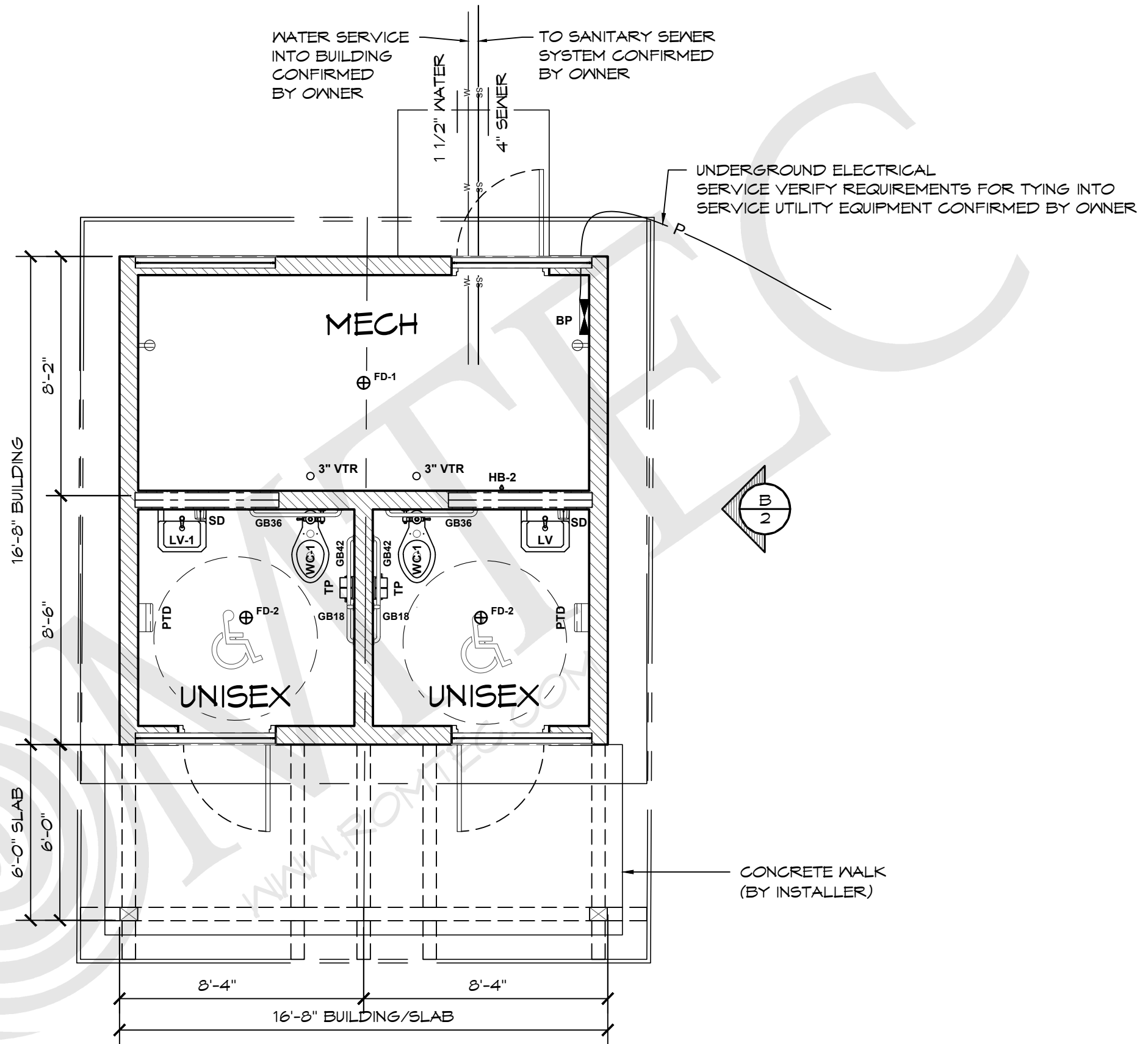
REV.	DATE	BY

DRAWN BY: TY

SHEET TITLE: ELEVATION VIEW

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	2x8 WOOD FILLER WALL	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	4
	GLU-LAM BEAM	5

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

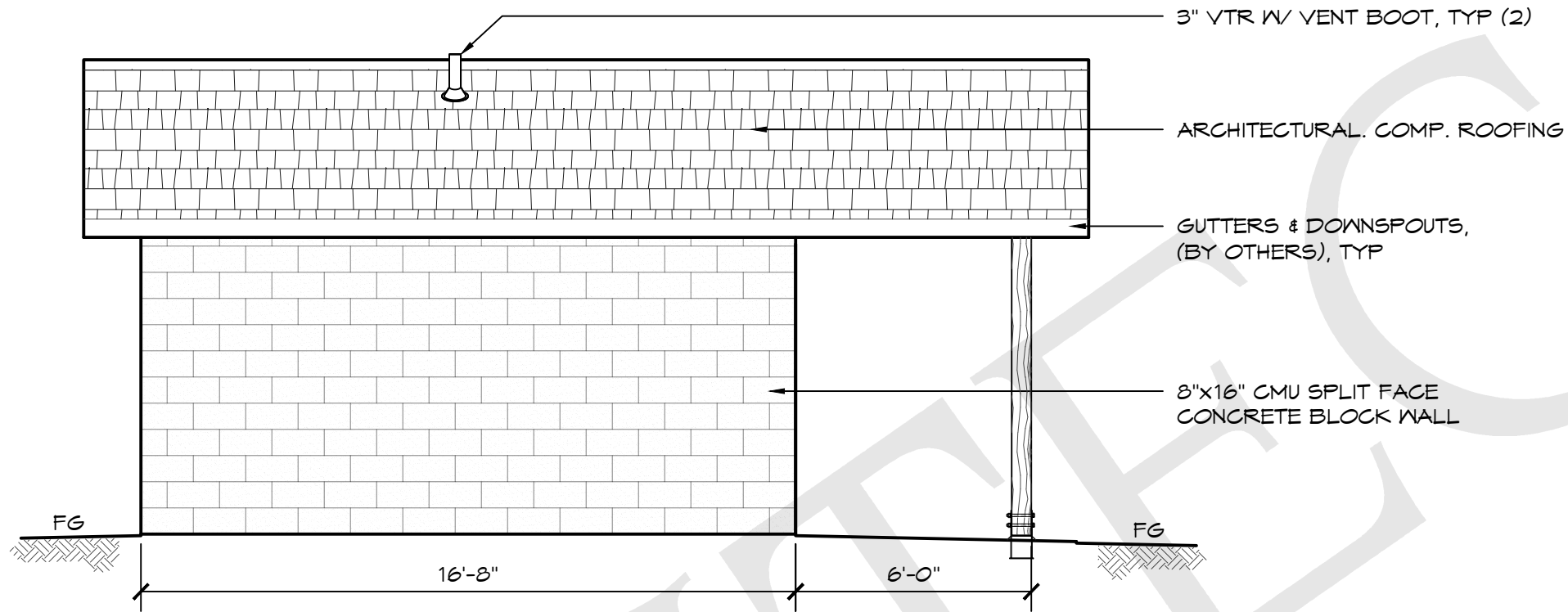


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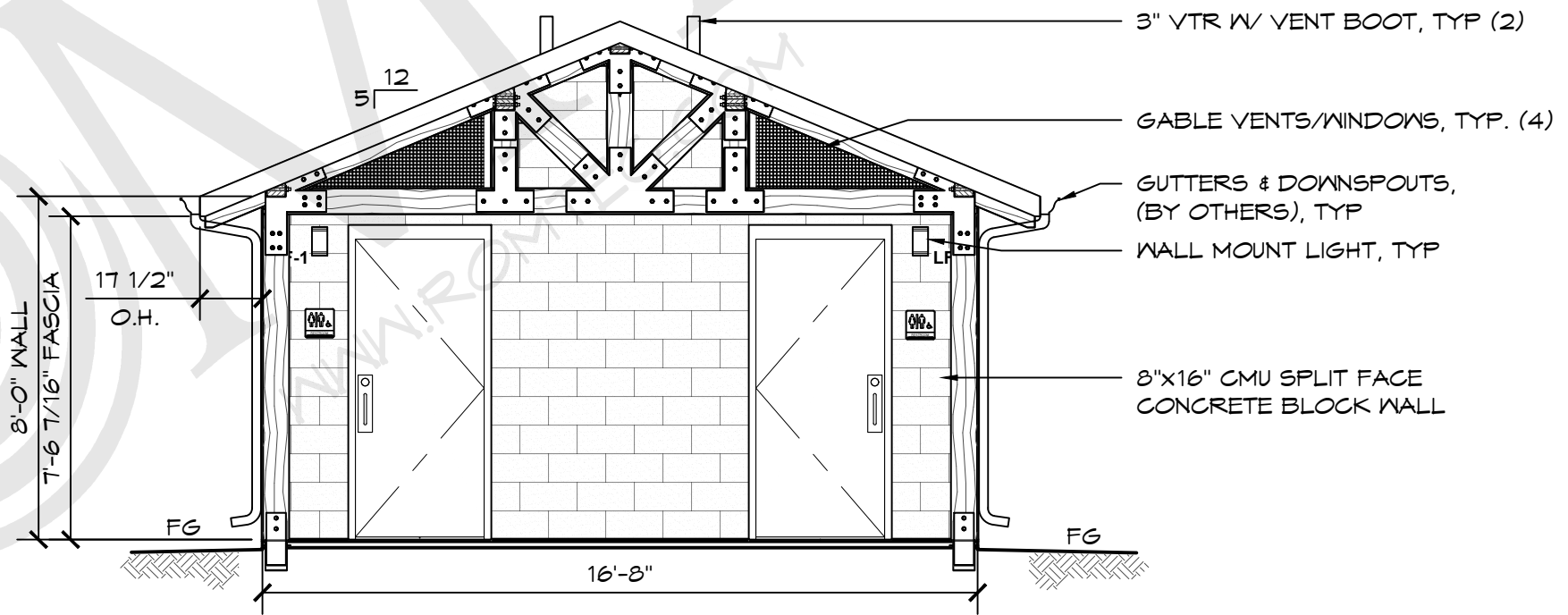
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SHEET TITLE: FLOOR PLAN
PROJECT#: XXXX
DATE: 00/00/11
REVISIONS
REV. DATE BY
DRAWN BY: JS
SHEET NO. 01



B ELEVATION VIEW
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C ELEVATION VIEW
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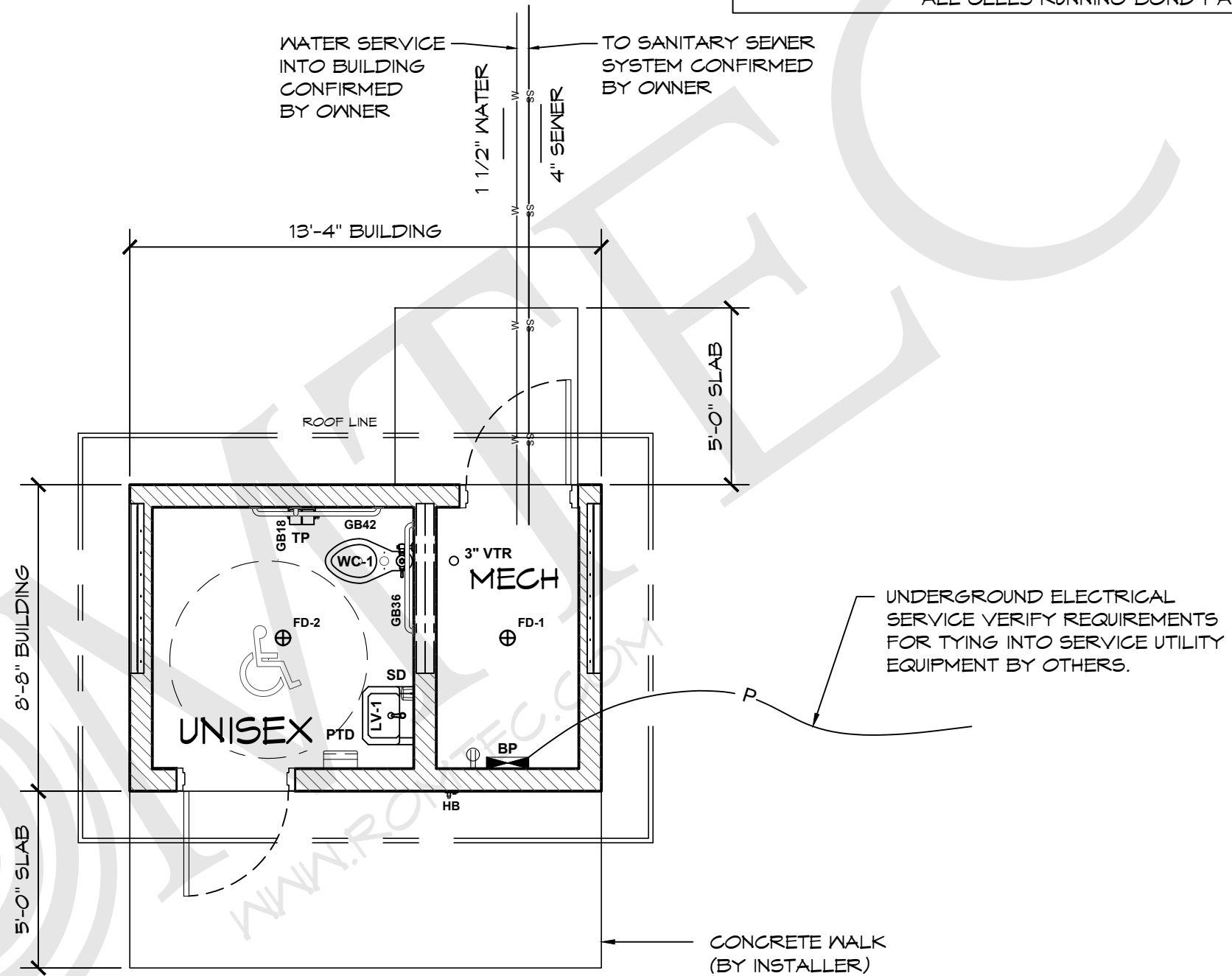
SHEET NO.

02

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	2
	2x8 WOOD FILLER WALL	1
	EXTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
	FD FLOOR DRAIN	2
	ELECTRICAL OUTLET	1

WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



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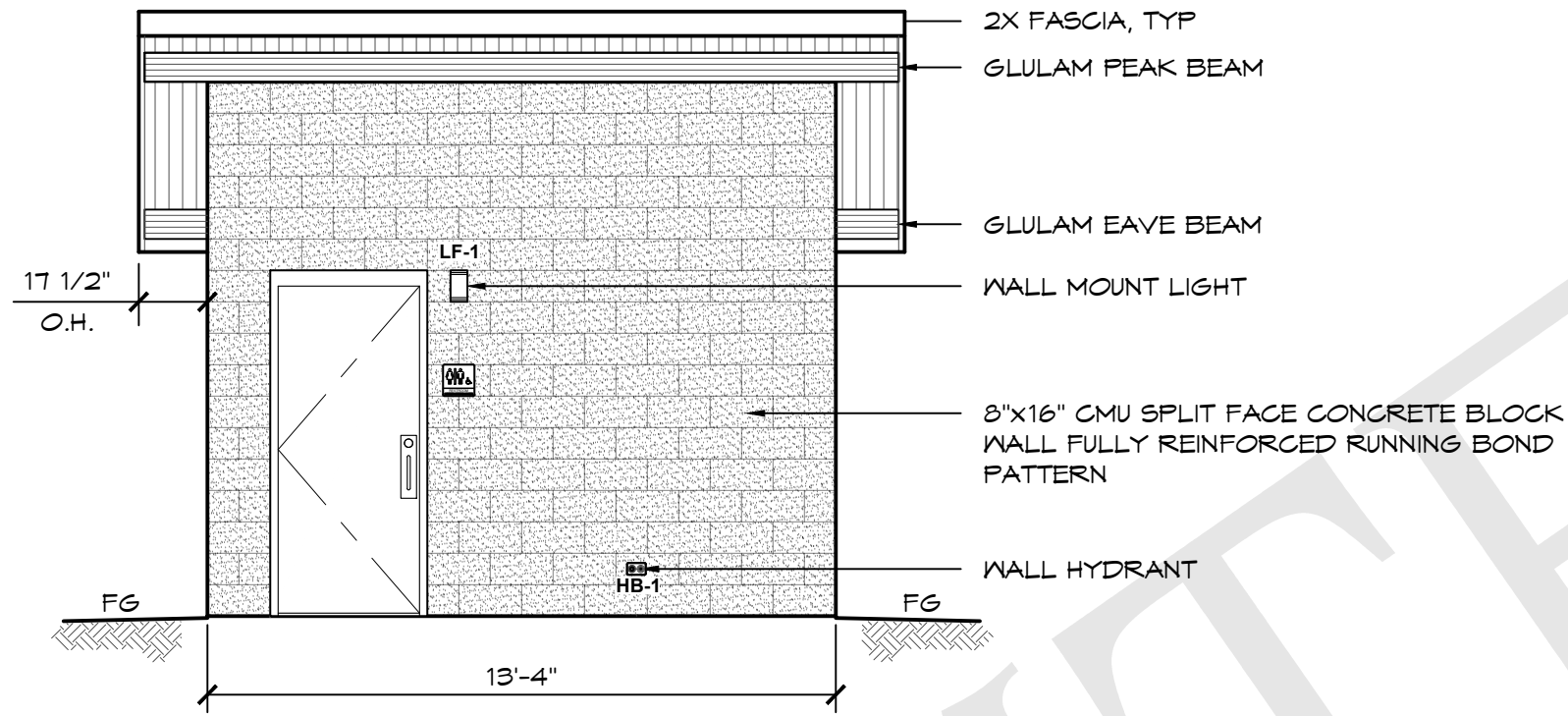
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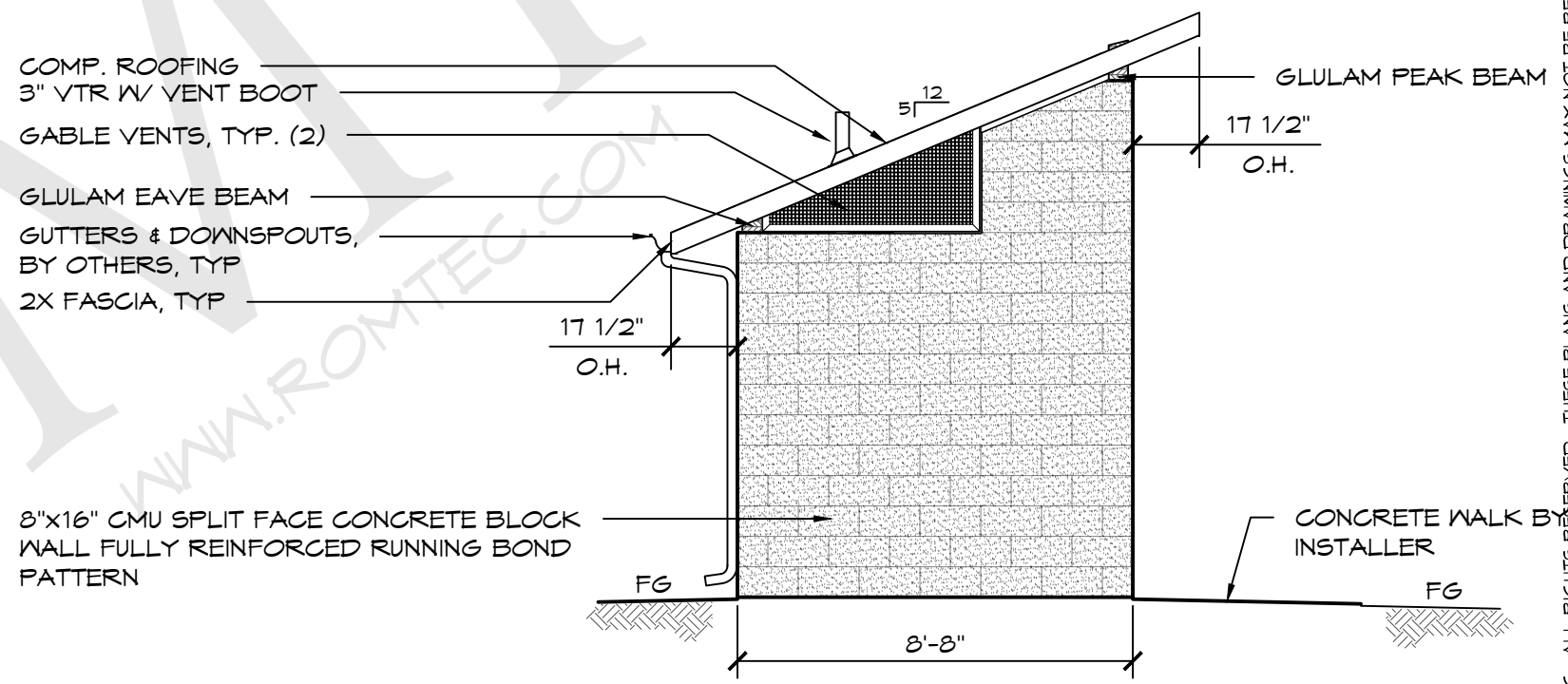
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SHEET TITLE: FLOOR PLAN



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DATE: 00/00/11
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SHEET TITLE: ELEVATION VIEW



COMMUNITY CENTER / FIRE TRAINING CENTER OPTIONS

Annual Operations Costs	\$ 4,950.00
Maint/Repair (5yr avg)	\$ 850.00
Utilities (last 2 yrs)	\$ 3,200.00
Property Insurance	\$ 900.00

Annual Rental Revenue	\$ 800.00
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Needed Improvements	\$79,000.00
ADA Bathrooms/Kitchen/Storage	\$50,000.00
Flooring	\$9,000.00
Parking Lot Repairs	\$15,000.00
Audio/Visual	\$5,000.00

Annual Cost to Add Internet	\$ 1,200.00
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Park's Annual Net Profit	\$ (4,150.00)
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Current Rental Use: ~ 16 days/yr
Proposed Fire Use: ~ 40-60 days/yr

Fire Capital Reserves	\$581,000.00
5-Yr Reserve Need	\$ 65,000.00
6-10-yr Reserve Need	\$ 95,000.00

Fire Projected Operational Surplus	
FY22-23	\$ 56,321.00
FY23-24	\$ 47,177.00
FY24-25	\$ 38,524.00
FY25-26	\$ 29,961.00
FY26-27	\$ 19,948.00

OPTION 1 - CONTRACT

Annual Fee Paid to Park by Fire*	\$ 10,975.00
50% Operations	\$ 2,475.00
50% Internet	\$ 600.00
Improvements**	\$7,900.00

Park's Annual Net Profit	\$ 5,625.00
	\$9,775 more than current
Profit - Improvements**	\$ (2,275.00)
	\$1,875 more than current

* Fire has first rights to scheduling the Comm Center

** Annual fee pays off improvements over 10 yrs

OPTION 2 - FIRE PURCHASES COMMUNITY CENTER

One-Time Capital Cost	\$ 307,000.00
Building Purchase Cost*	\$ 228,000.00
Improvements Cost	\$79,000.00

Annual Operations Cost	\$6,150.00
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Annual Rental Revenue**	\$800.00
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Park's Annual Net Profit	\$ -
	\$4,150 more than current

Fire's Annual Net Profit***	-\$5,350.00
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Fire Capital Reserves	\$ 274,000.00
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* Based on Depreciated Value

** If Fire continued to rent to the community

*** Doesn't take into account training revenue

OPTION 3 - FIRE PURCHASES HALF OF COMMUNITY CENTER

Fire One-Time Capital Cost	\$ 153,500.00
50% Building Purchase Cost*	\$ 114,000.00
50% Improvements Cost	\$39,500.00

Park One-Time Capital Cost	\$ (74,500.00)
Fire Building Purchase	\$ (114,000.00)
50% Improvements Cost	\$39,500.00

Annual Operations Cost	\$6,150.00
50% Fire	\$3,075.00
50% Park	\$3,075.00

Annual Rental Revenue**	\$800.00
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Park's Annual Net Profit	-\$2,275.00
	\$1,875 more than current

Park Capital Reserve Boost	\$74,500.00
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Fire's Annual Net Profit***	-\$3,075.00
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Fire Capital Reserves	\$ 427,500.00
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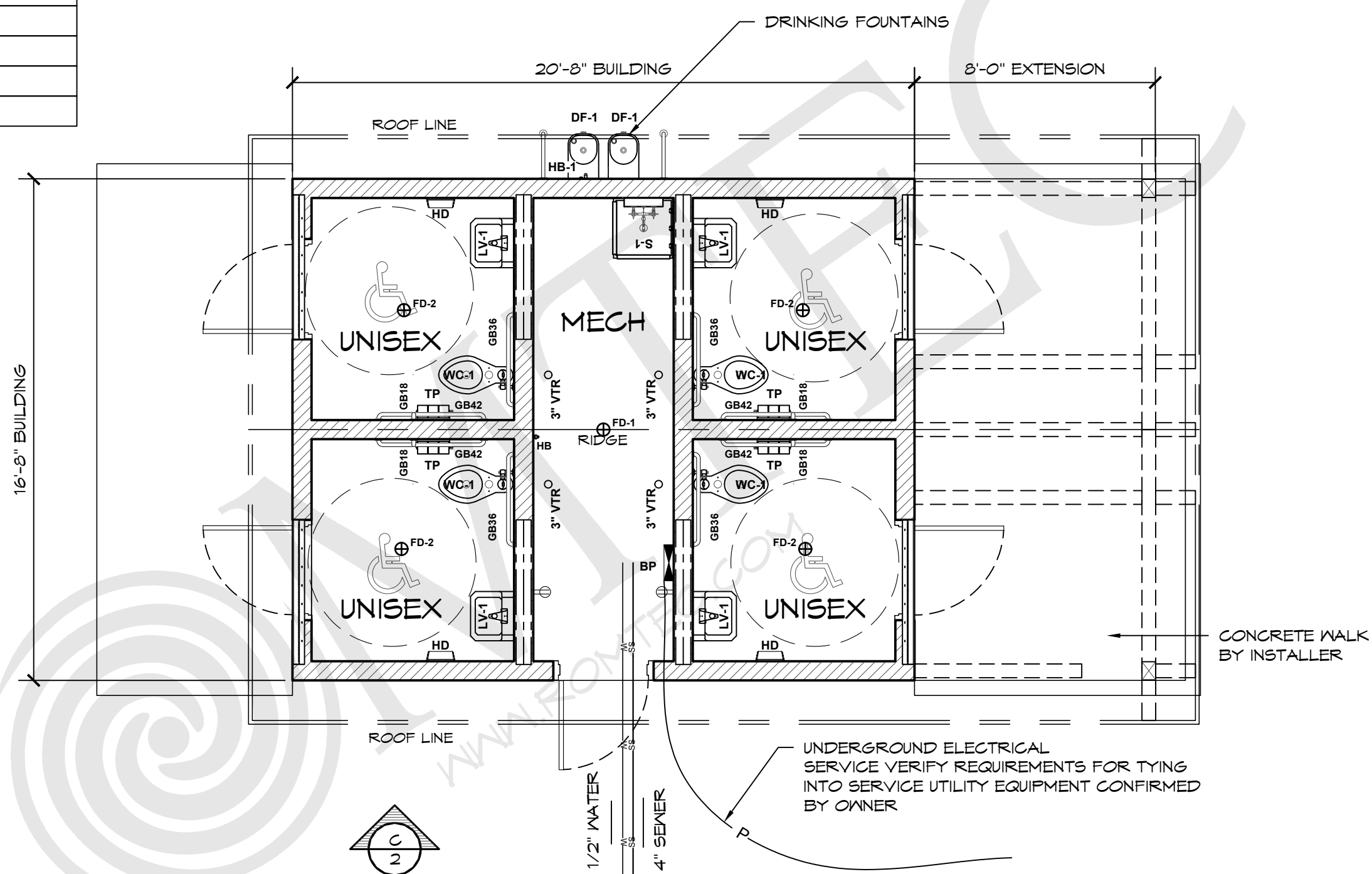
* Based on 50% of Depreciated Value

** Park would continue to rent Community Center

*** Doesn't take into account training revenue

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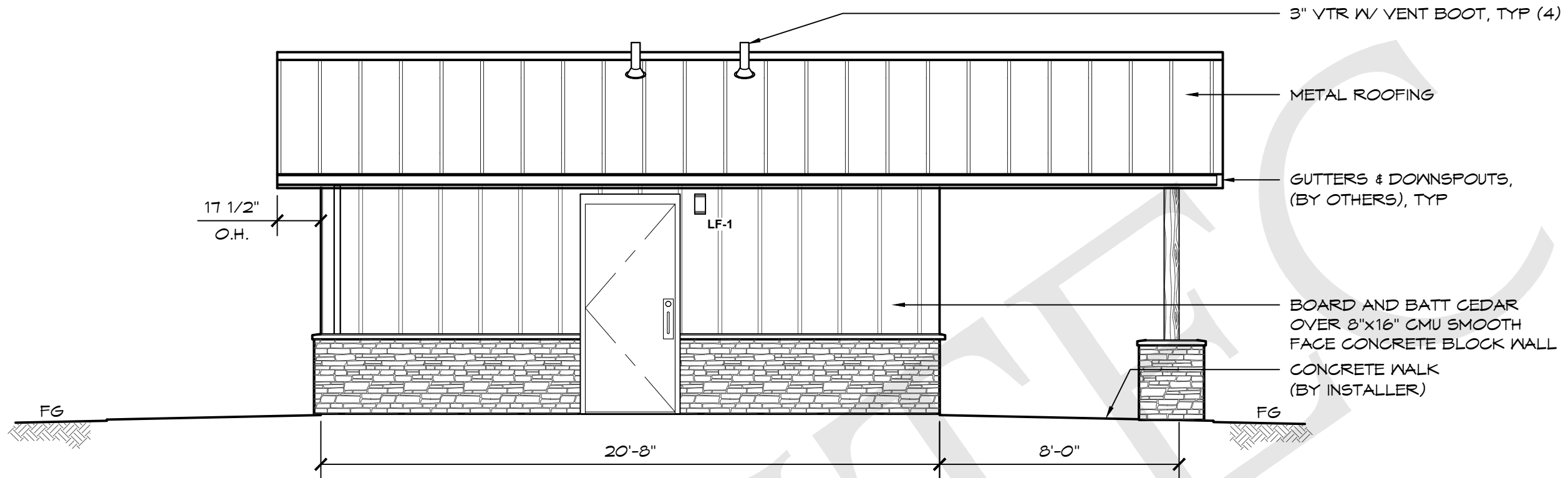
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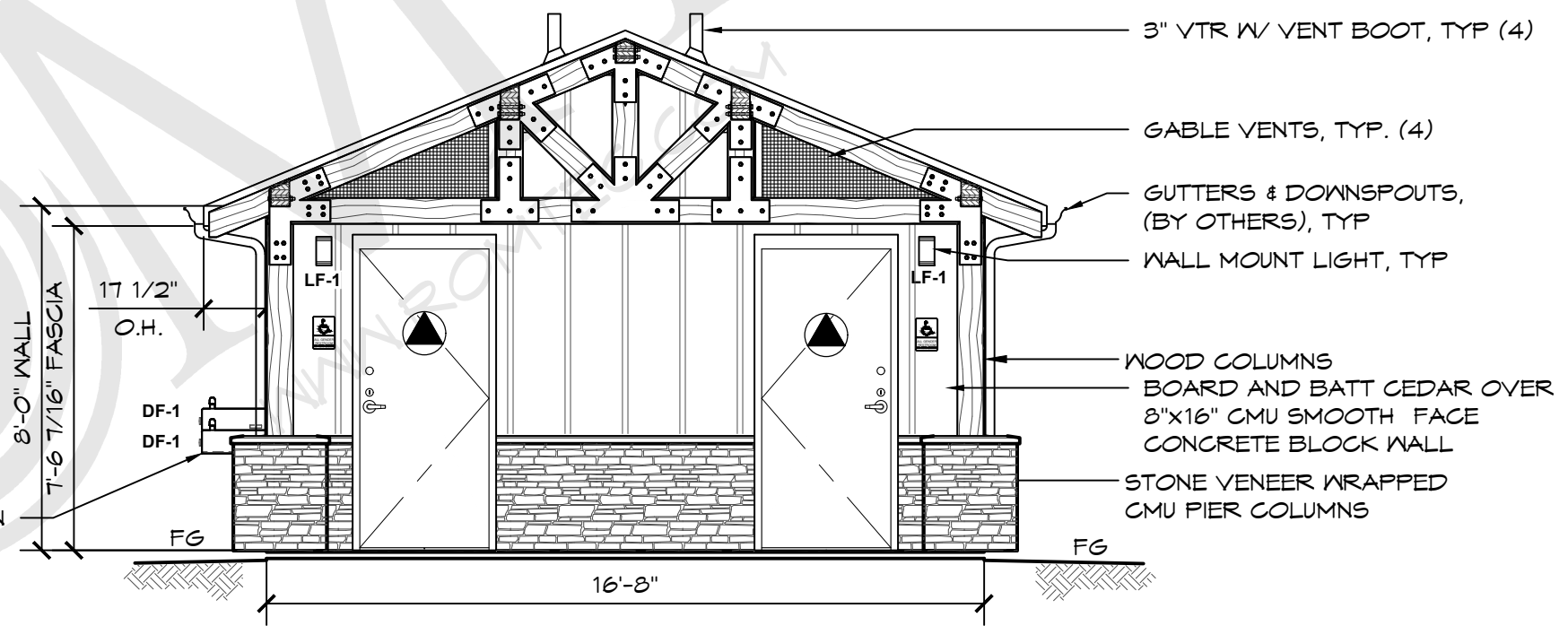
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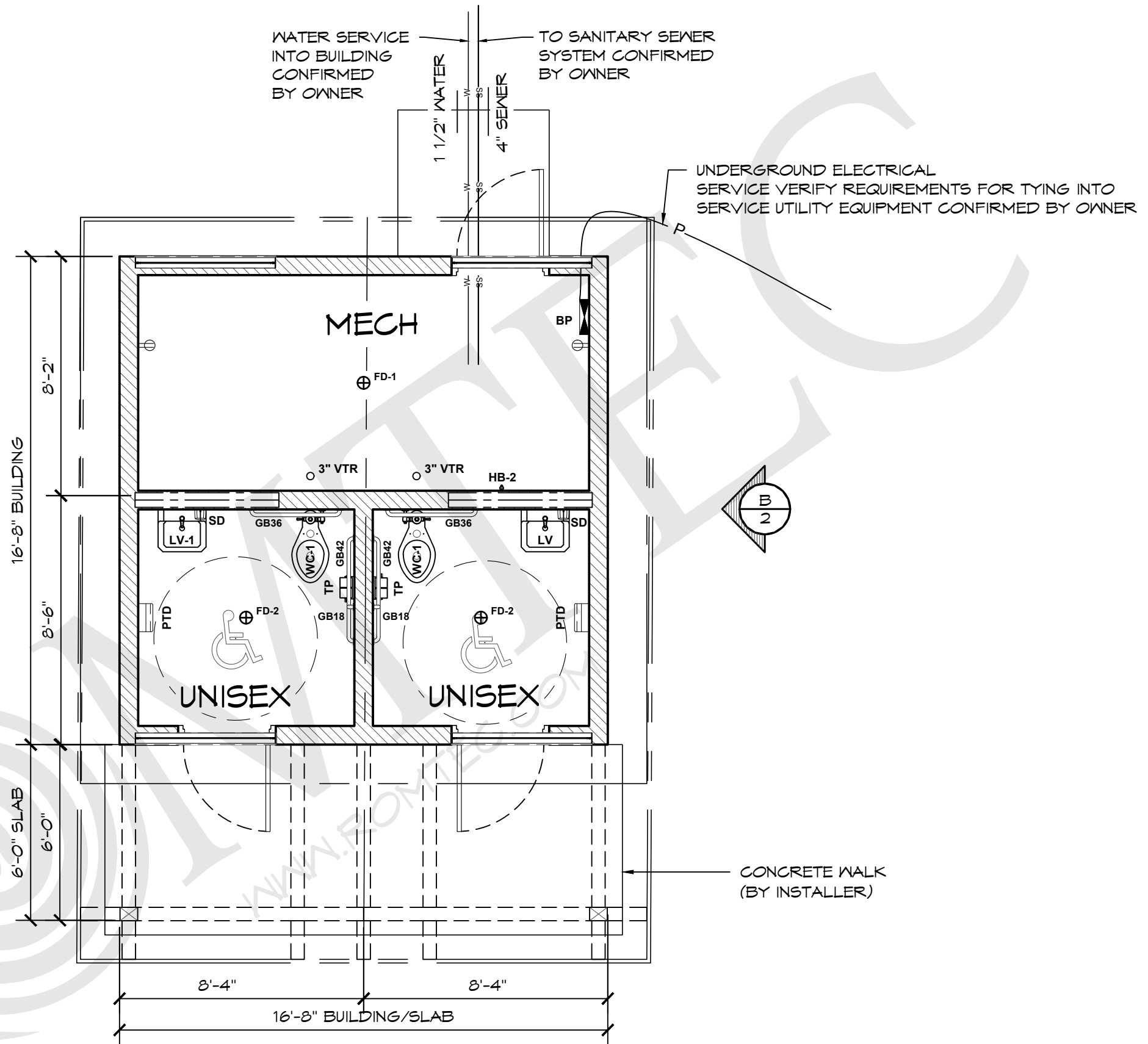
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SHEET TITLE: ELEVATION VIEW

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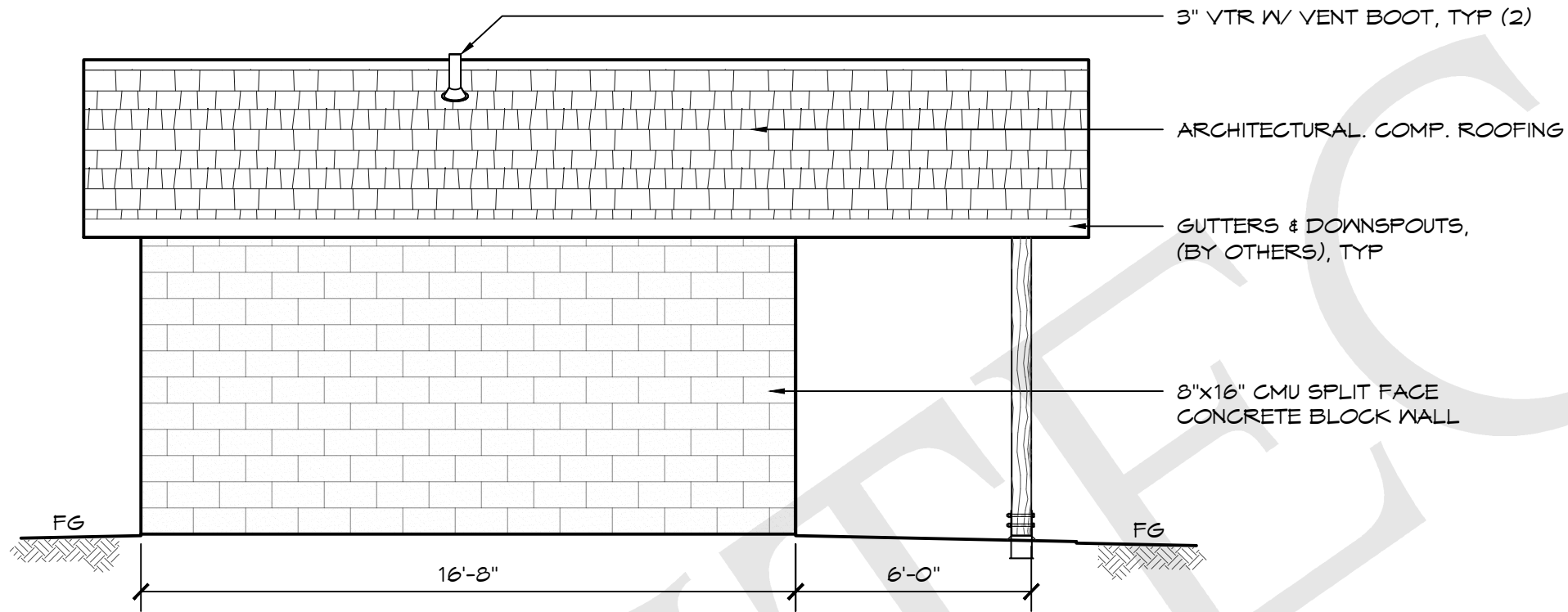
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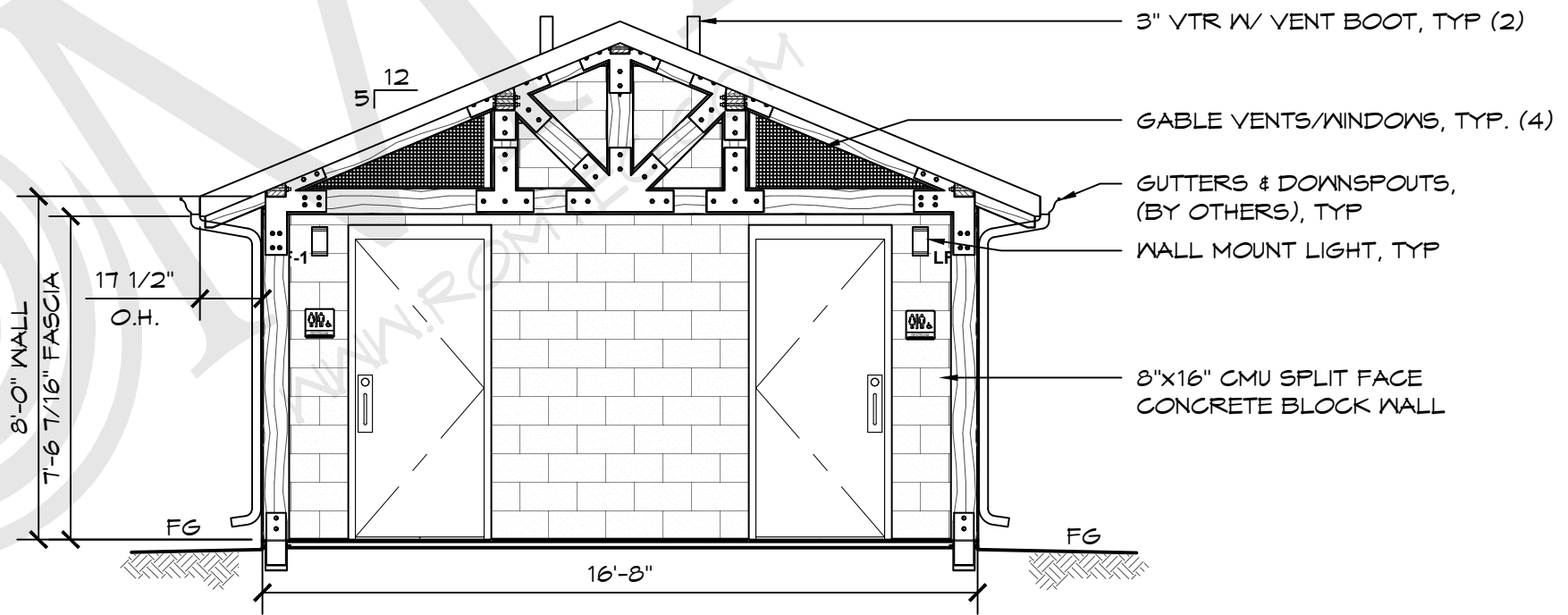
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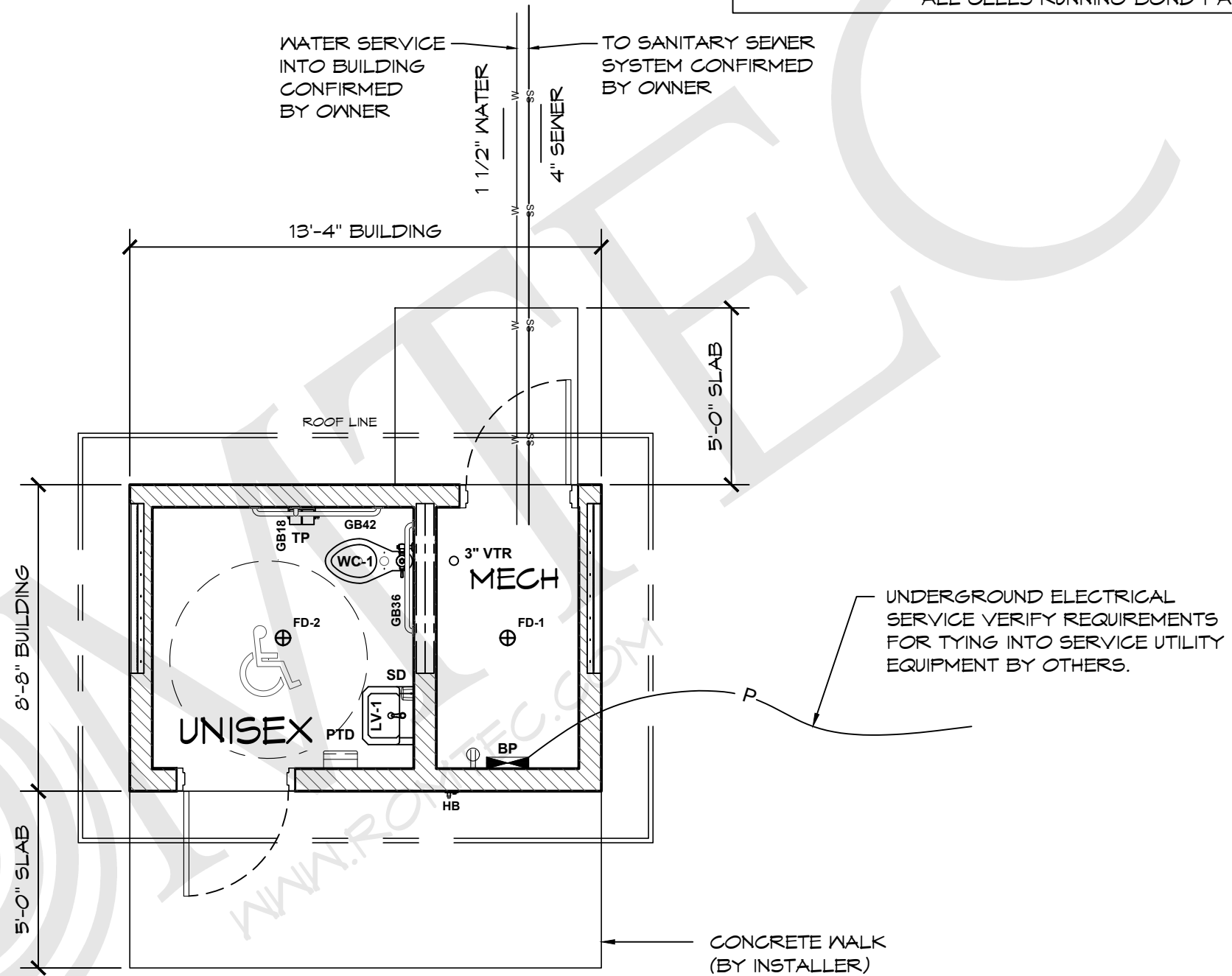
SHEET NO.

02

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
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	EXTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
	FD FLOOR DRAIN	2
	ELECTRICAL OUTLET	1

WALL TYPE SCHEDULE

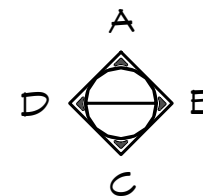
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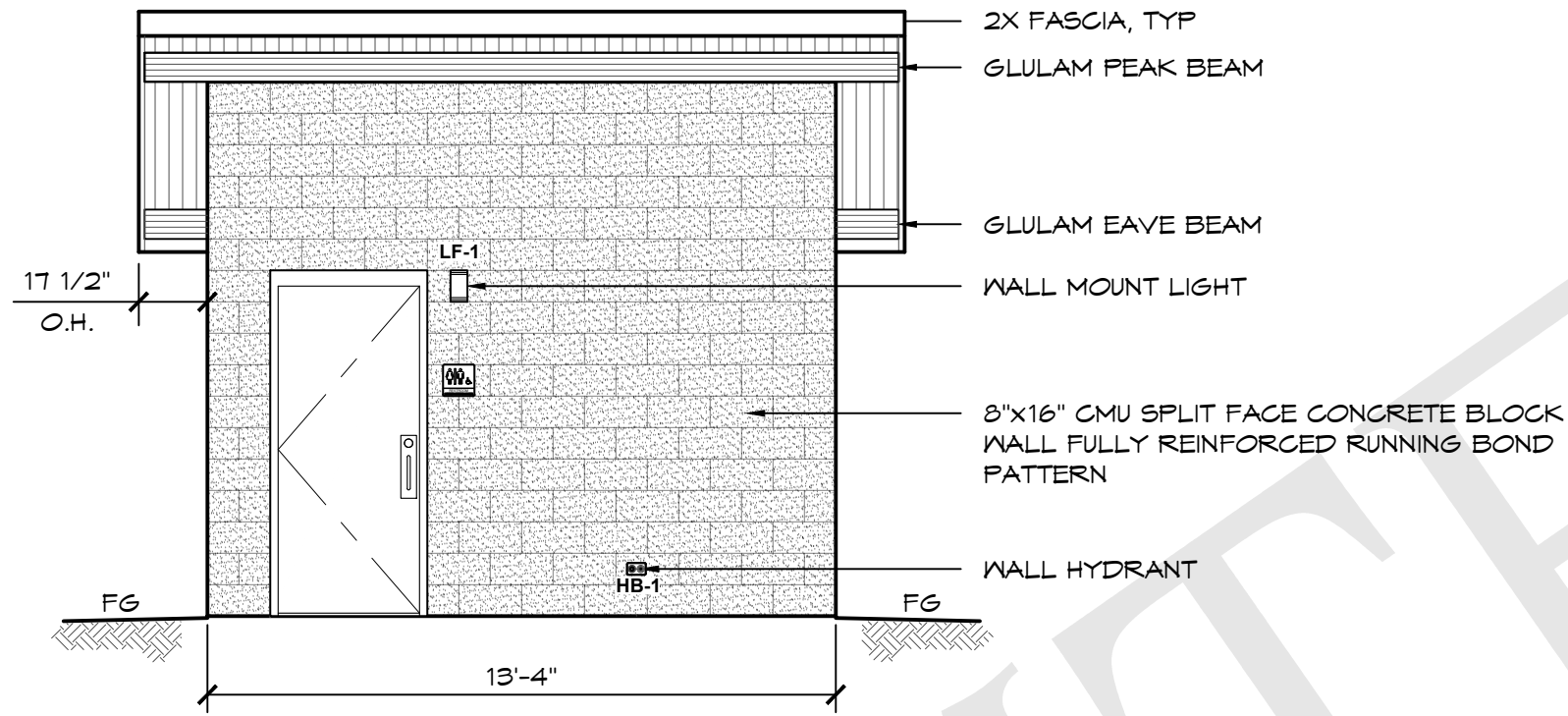
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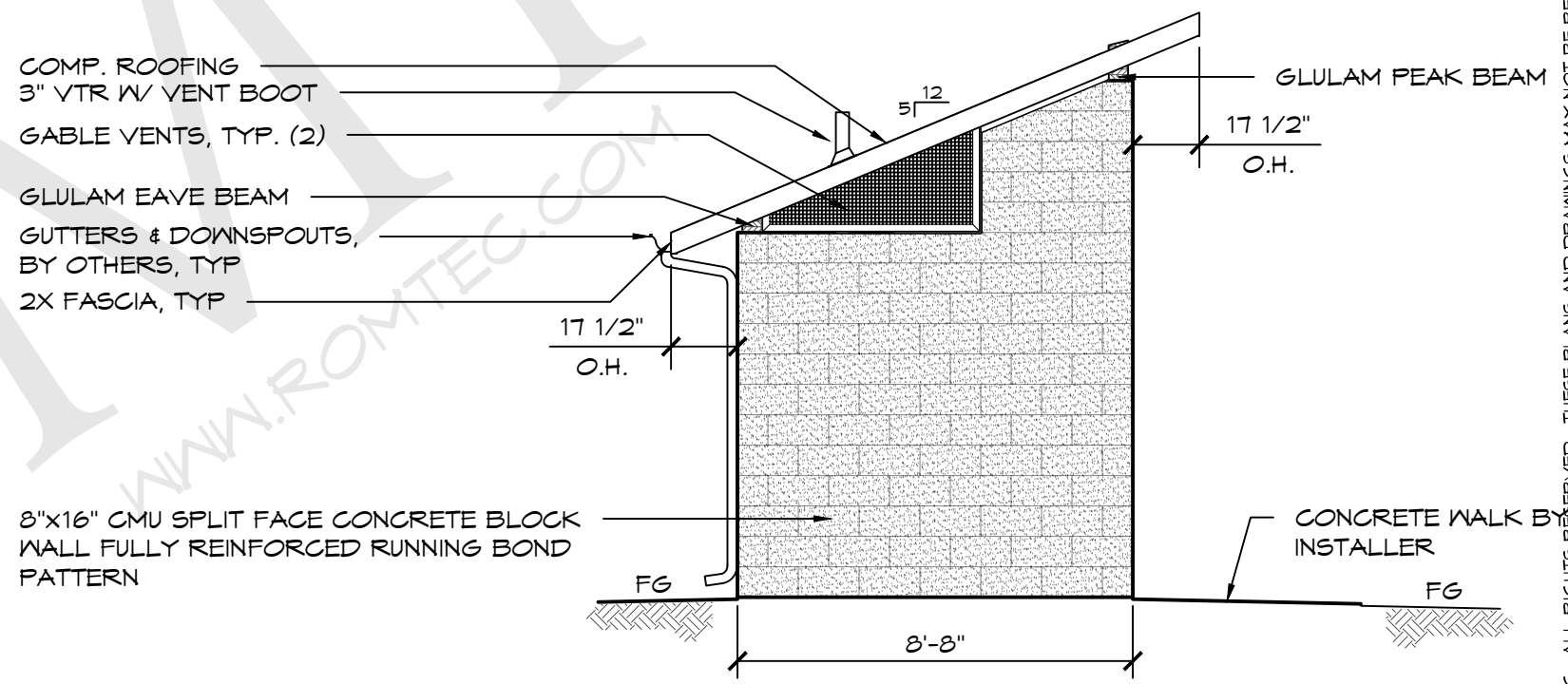
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SHEET NO. 02



COMMUNITY CENTER / FIRE TRAINING CENTER OPTIONS

Annual Operations Costs	\$ 4,950.00
Maint/Repair (5yr avg)	\$ 850.00
Utilities (last 2 yrs)	\$ 3,200.00
Property Insurance	\$ 900.00

Annual Rental Revenue	\$ 800.00
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Needed Improvements	\$79,000.00
ADA Bathrooms/Kitchen/Storage	\$50,000.00
Flooring	\$9,000.00
Parking Lot Repairs	\$15,000.00
Audio/Visual	\$5,000.00

Annual Cost to Add Internet	\$ 1,200.00
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Park's Annual Net Profit	\$ (4,150.00)
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Current Rental Use: ~ 16 days/yr
Proposed Fire Use: ~ 40-60 days/yr

Fire Capital Reserves	\$581,000.00
5-Yr Reserve Need	\$ 65,000.00
6-10-yr Reserve Need	\$ 95,000.00

Fire Projected Operational Surplus	
FY22-23	\$ 56,321.00
FY23-24	\$ 47,177.00
FY24-25	\$ 38,524.00
FY25-26	\$ 29,961.00
FY26-27	\$ 19,948.00

OPTION 1 - CONTRACT

Annual Fee Paid to Park by Fire*	\$ 10,975.00
50% Operations	\$ 2,475.00
50% Internet	\$ 600.00
Improvements**	\$7,900.00

Park's Annual Net Profit	\$ 5,625.00
	\$9,775 more than current
Profit - Improvements**	\$ (2,275.00)
	\$1,875 more than current

* Fire has first rights to scheduling the Comm Center

** Annual fee pays off improvements over 10 yrs

OPTION 2 - FIRE PURCHASES COMMUNITY CENTER

One-Time Capital Cost	\$ 307,000.00
Building Purchase Cost*	\$ 228,000.00
Improvements Cost	\$79,000.00

Annual Operations Cost	\$6,150.00
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Annual Rental Revenue**	\$800.00
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Park's Annual Net Profit	\$ -
	\$4,150 more than current

Fire's Annual Net Profit***	-\$5,350.00
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Fire Capital Reserves	\$ 274,000.00
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* Based on Depreciated Value

** If Fire continued to rent to the community

*** Doesn't take into account training revenue

OPTION 3 - FIRE PURCHASES HALF OF COMMUNITY CENTER

Fire One-Time Capital Cost	\$ 153,500.00
50% Building Purchase Cost*	\$ 114,000.00
50% Improvements Cost	\$39,500.00

Park One-Time Capital Cost	\$ (74,500.00)
Fire Building Purchase	\$ (114,000.00)
50% Improvements Cost	\$39,500.00

Annual Operations Cost	\$6,150.00
50% Fire	\$3,075.00
50% Park	\$3,075.00

Annual Rental Revenue**	\$800.00
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Park's Annual Net Profit	-\$2,275.00
	\$1,875 more than current

Park Capital Reserve Boost	\$74,500.00
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Fire's Annual Net Profit***	-\$3,075.00
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Fire Capital Reserves	\$ 427,500.00
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* Based on 50% of Depreciated Value

** Park would continue to rent Community Center

*** Doesn't take into account training revenue