

County of Lassen  
**ADMINISTRATIVE SERVICES**



**ROBERT F. PYLE**

*District 1*

**JIM CHAPMAN**

*District 2*

**LARRY WOSICK**

*District 3*

**BRIAN D. DAHLE**

*District 4*

**JACK HANSON**

*District 5*

**Martin J. Nichols**  
 County Administrative Officer  
 email: [coadmin@co.lassen.ca.us](mailto:coadmin@co.lassen.ca.us)

**Julie Morgan**  
 Assistant to the CAO  
 email: [jmorgan@co.lassen.ca.us](mailto:jmorgan@co.lassen.ca.us)

**Regina Schaap**  
 Administrative Assistant  
 email: [rschaap@co.lassen.ca.us](mailto:rschaap@co.lassen.ca.us)

County Administration Office  
 221 S. Roop Street, Suite 4  
 Susanville, CA 96130  
 Phone: 530-251-8333  
 Fax: 530-251-2663

## Memorandum

Date: September 20, 2012

Board Date: September 25, 2012

To: Board of Supervisors

From: *for*: Martin Nichols, CAO *MS*

Subject: Pool update on responses to CAO letter sent to potential project partners.

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Recommended Actions: Receive responses and provide direction to staff.

### Discussion:

At your August 24, 2012 meeting, your Board directed to send letters to potential project partners outlining the conceptual pool project presented. The master letter and distribution list are attached. Responses received for your review include:

1. Lassen Union High School District;
2. Lassen Community College District;
3. Susanville School District;
4. Theresa Nagel;
5. Lisa Bernard, Susanville School District Board President;
6. City of Susanville.

Any responses received after the board packet is distributed will be provided at the Board meeting.

County of Lassen  
**ADMINISTRATIVE SERVICES**



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**Regina Schaap**  
Administrative Assistant  
email: [rschaap@co.lassen.ca.us](mailto:rschaap@co.lassen.ca.us)

County Administration Office  
221 S. Roop Street, Suite 4  
Susanville, CA 96130  
Phone: 530-251-8333  
Fax: 530-251-2663

August 21, 2012

Re: Swimming Pool Concept

Dear ,

The Lassen County Board of Supervisors has approved a project concept for a new community swimming pool. The Board requests your agency's review of that concept and comments on the proposed project.

Swimming pool concept:

- A. Design Concept- A new multi-use covered pool in or near Susanville. Renovation of existing Roosevelt Pool is not a project option;
- B. Site – To be determined;
- C. Construction Costs- Funded by County and other partner contributions. No voter funding will be requested for the construction of the project;
- D. Operating Costs- Request voter approval of a special tax to fund operation and maintenance of the net (minus gate fees) cost of the new facility;
- E. Project Governance
  1. Initially, the County of Lassen;
  2. Formation of a County Service Area comprised of selected precincts in the Susanville area for purposes of securing voter approval of a special tax to fund operation and maintenance of the new facility;
  3. Consider eventual formation of an independent recreation district to govern on-going pool operations.
- F. Future of Roosevelt Pool – the County will analyze the hazardous materials at the site and develop a demolition cost estimate.

.....

Your agency's input on the following is requested:

- A. Your support of the above outlined project concept;
- B. Any suggested changes to the basic design;
- C. The willingness of your organization to help fund project design and construction costs for the swimming pool;
- D. Your recommendation on the site for the new pool;
- E. Your recommendation on what process should be utilized to make final project scope, location, and financing decisions.

The Board requests your agency's reply to this letter by September 12, 2012, so that it can be considered by the Board at its September 21<sup>st</sup> meeting.

Sincerely,

Martin J. Nichols  
CAO

cc: Board of Supervisors

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## POOL CONCEPT DISTRIBUTION LIST

Lassen Union High School District  
Roy Casey  
55 S Weatherlow Street  
Susanville, CA 96130

Lassen Community College District  
Dr. Marlon Hall  
Hwy 139  
Susanville, CA 96130

Susanville School District  
Jason Waddell  
109 S Gilman Street  
Susanville, CA 96130

City of Susanville  
Jared Hancock  
66 N Lassen Street  
Susanville, CA 96130

Lassen Municipal Utilities District  
Bill Stewart  
85 S Roop Street  
Susanville, CA 96130

Lassen County Chamber of Commerce  
Patti Hagata  
75 N Weatherlow Street  
Susanville, CA 96130

Lassen County Office of Education  
Richard DuVarney  
472-013 Johnstonville Road N  
Susanville, CA 96130

Lassen Economic Development Committee  
Email Distribution List

Jared Hancock  
[jhancock@cityofsusanville.org](mailto:jhancock@cityofsusanville.org)

Theresa Phillips  
[theresaphillips@gmail.com](mailto:theresaphillips@gmail.com)  
[tphillips@lmud.org](mailto:tphillips@lmud.org)

Louise Jensen  
[director@littweb.org](mailto:director@littweb.org)

Nick McBride  
[berlincycles@yahoo.com](mailto:berlincycles@yahoo.com)

Lassen Economic Development Committee  
[lassenedc@gmail.com](mailto:lassenedc@gmail.com)



# LASSEN UNION HIGH SCHOOL DISTRICT

55 South Weatherlow St. • Susanville, California 96130-4498 • (530) 257-5134 • Fax (530) 257-0796

**Roy J. Casey**  
Interim Superintendent  
roy.casey@lassenhigh.org

September 12, 2012

Martin J. Nichols, County Administrative Officer  
County of Lassen Administrative Services  
221 South Roop Street, Suite 4  
Susanville, CA 96130

Re: Swimming Pool Concept

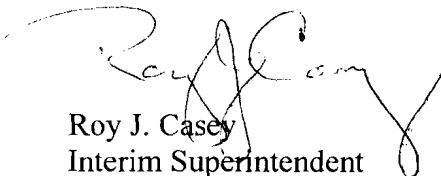
Dear Mr. Nichols,

I am in receipt of your letter dated August 21, 2012 requesting our district's support of a community swimming pool project concept. This was a discussion item during our Board meeting held last night. Our district would be supportive of exploring options in relation to the proposed concept, and would be open to exploring options which would benefit our district as well as the community as a whole.

I would ask that a committee be appointed that would be comprised of at least one Board member from the Lassen Union High School District, as well as representatives of other local school and community boards. During these tough fiscal times, it is unlikely that our district would be able to directly give a cash contribution towards this project. However, if we were to become part of a JPA, we may be able to access special monies from state grant programs. Additionally, our district would consider the option of building the facility on district property, with the land being our contribution to the project.

Thank you for attending our meeting last night and participating in our discussion. I look forward to hearing from you regarding next steps.

Sincerely,



Roy J. Casey  
Interim Superintendent

## BOARD OF TRUSTEES

Charles Spence, President ♦ Ken Theobald, C.P.A., Vice President ♦ Hal L. Meadows, M.D., Clerk ♦ Connie Herman, F.N.P., Trustee ♦ Skip Jones, Trustee



# Lassen Community College District

## Office of the Superintendent/President

September 14, 2012

Martin J. Nichols  
County Administrative Officer  
County of Lassen  
221 S. Roop Street  
Susanville, CA. 96130

Dear Martin:

I am sorry it took me so long to respond to your request concerning the Swimming Pool project. After some long dialogue with my executive cabinet, Associated Student Body President, and inform our board of trustees of the project's possibilities at Lassen Community College, I will respond to your five questions concerning the project.

- A. We support the Swimming Pool concept.
- B. We suggest that the site of the pool be located at Lassen Community College
- C. Our community college district, like other community college and school districts, does not have funding available for a project like this. It would have to go through our process of the Consultation Council, the Facilities Planning Committee, and the Board of Trustees. I strongly suggest the possibility of grant funding for a project of this nature. The Kings County YMCA in Hanford, California funded the construction of a new, covered swimming pool with grant funding.
- D. The site for the new pool, Lassen Community College. This would be instrumental in bringing the community back to Lassen Community College. Also, Lassen Community College is in the process of starting a new major in PE/Kinesiology. In this major, courses in aquatics would be a part of the course. Student workers could be hired as lifeguards and assistants to assist with the day-to-day operations
- E. The process to carry the project forward on the scope, location, and financing decisions- a joint partnership between the county, the city, the recreation department, Lassen Community College, and Lassen High School.

I hope this provides you with sufficient information to show the support of the project from Lassen Community College.

Thank you for your time and I hope to hear from you soon.



# Lassen Community College District

Office of the Superintendent/President

Cordially,

Marlon R. Hall, Ed.D.  
Superintendent/President  
Lassen Community College





# SUSANVILLE SCHOOL DISTRICT

109 South Gilman Street • Susanville, CA 96130-4512

(530) 257-8200

FAX 257- 8246

**Jason Waddell**  
Superintendent

September 12, 2012

Martin J. Nichols  
County Administration Office  
221 S. Roop Street, Suite 4  
Susanville, CA 96130

Re: Swimming Pool Concept

Dear Mr. Nichols,

Thank you for your outreach to the Susanville School District for input regarding the proposed swimming pool concept that will be discussed in upcoming Board of Supervisor meetings. The Susanville School District agrees with the scope of the project; especially with not rehabilitating the old pool. As the property owners, the district is willing to donate the old pool site and will cooperate fully to see the remediation of the facilities taking place as soon as possible. Unfortunately we are not in the financial situation to be able to support monetarily, however, the district is willing to provide any support we can offer. It is our hope to eventually have a fully functioning recreation center and we appreciate the steps being taken to build the facility and provide a constant funding source through a small tax measure to maintain the facilities. We earnestly hope the momentum that has been built in the last few months does not die down as we get to the elections in November.

Please feel free to contact me at your convenience if you have any questions or if I can assist in any way. I can be reached at (530) 257-8200. Thank you.

Sincerely,

Jason Waddell- Superintendent  
Susanville School District

cc: Board of Trustees

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**THERESA K. NAGEL**

697-100 Gold Run Rd  
Susanville, CA 96130  
530.257.4029 CELL 530.310.1616  
email: [tknagel@frontiernet.net](mailto:tknagel@frontiernet.net)

RECEIVED

SEP 10 2012

COUNTY OF LASSEN  
ADMINISTRATIVE SERVICES

•  
August 31, 2012

Lassen County CAO  
Martin Nichols  
221 South Roop Street  
Susanville, CA 96130

Re: Swimming pool concept

Mr. Nichols,

In response to your letter of August 21, 2012, enclosed is a concept submitted to the County by my husband over a year ago.

This was prepared while working with a pool consultant/contractor for a privately funded pool; public construction costs would be much higher of course.

His concept was not given much credence last year, but it appears your current outline is not much different.

You are welcome to utilize any of this information if helpful.

Sincerely,

  
Theresa Nagel

February 1, 2011

## CONCEPTUAL POOL SOLUTION

### Step 1: Form private tax exempt foundation:

Use existing "HIGH SIERRA RECREATION ALLIANCE"

Founding Board Members (3-5?); respected "solution oriented" people.

Set up bank account (take over existing?).

Prepare well defined yet concise and realistic prospectus and Mission Statement.

Must provide seed monies for setup, several thousand dollars each?

Consider forming "Executive Committee"?

### Step 2: Conceptual design:

Obtain purchase option on private parcel, 1.5-2.0 acres (Sierra Road area probably).

Have conceptual design and realistic cost estimates prepared.

Prepare pro forma brochure with artist's conception drawings.

Propose phased construction.

### Step 3: Solicit pledges for monies:

No public agency involvement - elected officials may contribute individually only!

Minimum \$1000, preferably \$5000 and up - no token pledges.

Pledged services in lieu of cash maybe, if clearly defined.

Suggestions, serious individuals plus:

All Local businesses

Established clubs and associations

Utility services (geothermal, gas, electricity)

??

Goal is \$500,000. If unattainable, abandon project quickly!

### Step 4: Start project:

Demand pledges be paid as donations.

Prepare construction plans; keep nice but basic (no unnecessary frills).

Obtain permits.

Allow for future improvements.

Demand County and City begin formation of county recreation district (or Honey Lake Valley wide).

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**Step 5: Community fund raising:**

Goal is an additional \$500,000.

Any form of donation is acceptable, but no public monies.

Events and/or individual donations acceptable.

All clubs and associations:

Elks

Lions

Rotary

Soroptomists

Cattlemen/cattlegwomen

Farm Bureau

Grange

Monticola

Masons

???

If unsuccessful, refund all donations and sell property; do not force project on community (founding board members would bear costs to date).

**Step 6: Begin construction:**

Purchase property.

Construct pool and basic building to protect from weather; for 8-9 months usage.

Simultaneously continue fund raising, targeting an additional \$500,000 to complete building for year round use.

Continue supporting recreation district; request required election process for funding.  
(Previous fund raising efforts should insure passage).

Use donated services and materials wherever possible.

**Step 7: Open pool:**

Can only occur if district is formed and funded to provide operating funds.

Private operating funding may be feasible - may need to study (likely not feasible).

Do not open, even under "shoe string" conditions, without permanent funding in place.

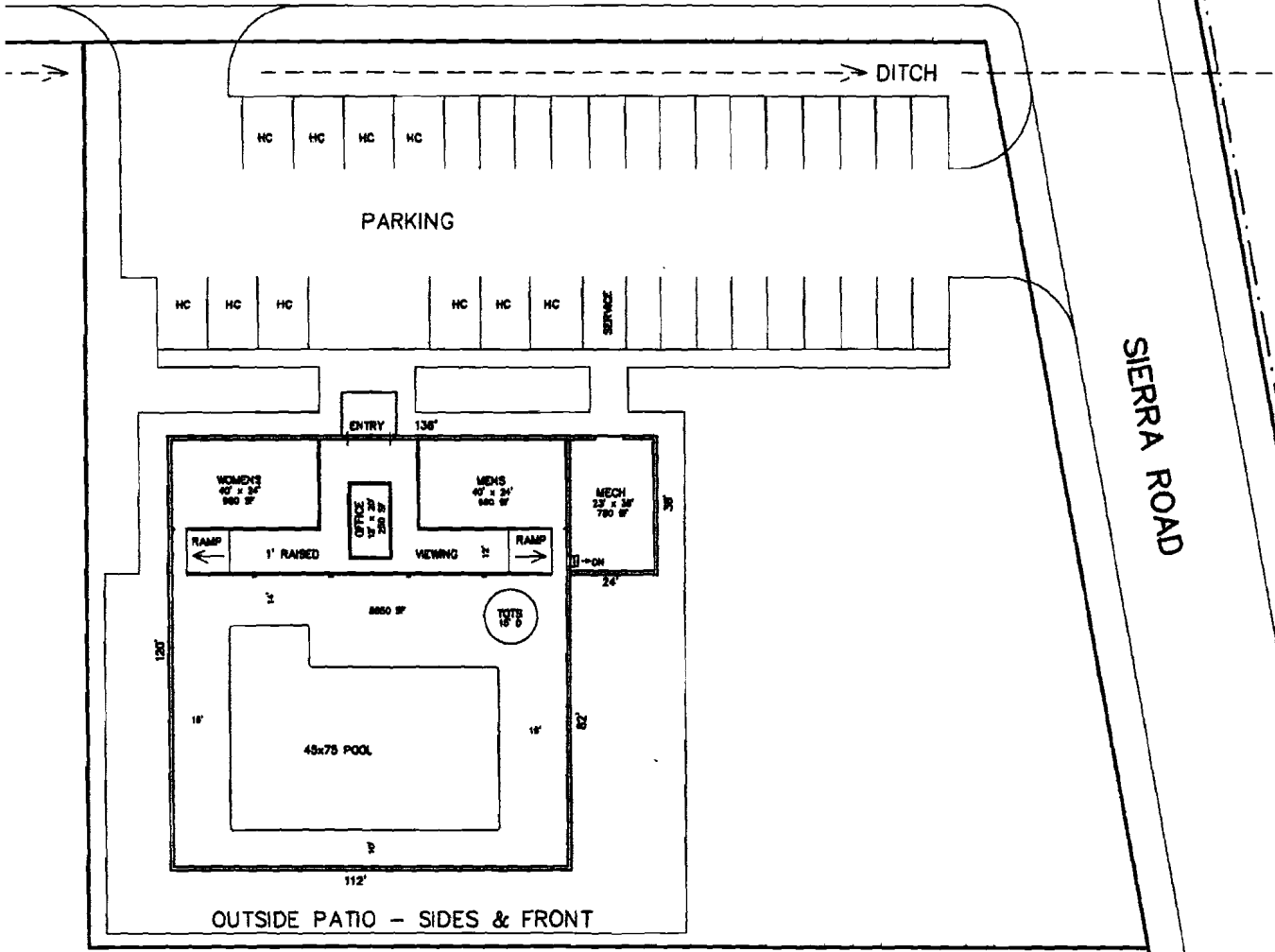
PRELIMINARY CONSTRUCTION COST ESTIMATE  
COMMUNITY POOL PROJECT


January 1, 2011

Item	Description	Estimated Costs	Totals
1.	Land purchase, 2 acres		\$40,000
2.	Site work		
	Clearing, grading	\$5,000	
	Earthwork	\$15,000	
	Driveways, drainage	\$10,000	
	Water, sewer, utility extensions	\$10,000	
	Geothermal extension	\$5,000	
	Sewage pump station	\$5,000	\$50,000
3.	Building, 14,500 S.F.		
	Foundation & slab	\$100,000	
	Metal building package	\$200,000	
	Erection	\$100,000	
	Windows & doors	\$100,000	\$500,000
4.	45x75 pool w/ pumps & filters		\$500,000
5.	Interior walls & fixtures		\$200,000
6.	HVAC, space heating, dehumidifying		\$200,000
7.	Plans, engineering, permitting		\$10,000
8.	Pool accessories		\$50,000
<b>TOTAL PROJECT ESTIMATE</b>			<b>\$1,550,000</b>

SUSANVILLE CITY LIMITS

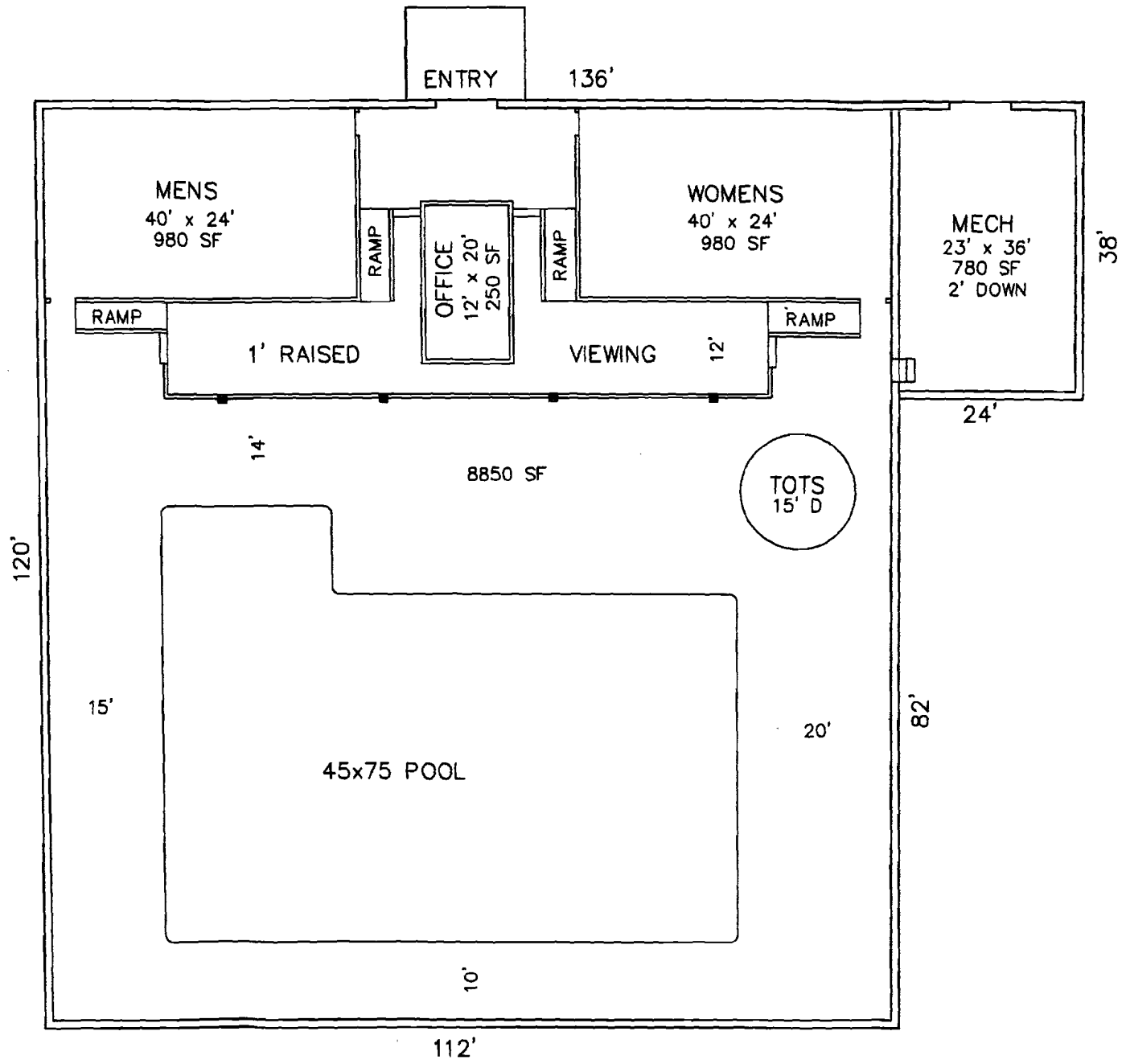
SIERRA ROAD

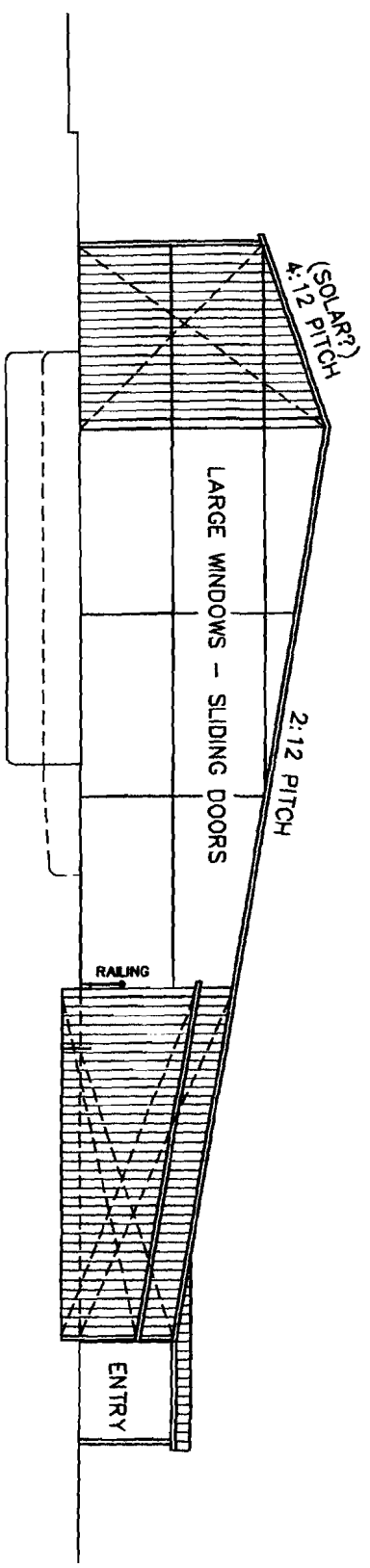


  
 SCALE: 1" = 50'

**OWNER-BUILDER:**  
 HIGH SIERRA RECREATION ALLIANCE  
 697-100 GOLD RUN ROAD  
 SUSANVILLE, CA 96130  
 530.257.4029  
 frnpe@frontiernet.net  
 1.5 ACRES  
 PORTION OF APN 116-030-08

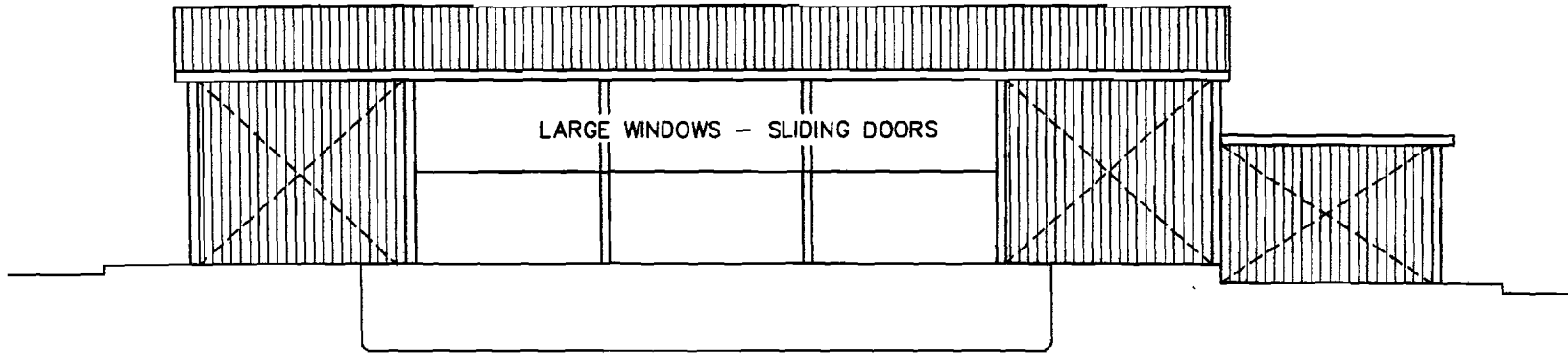
CONCEPTUAL SITE PLAN FOR  
**COMMUNITY POOL**  
 SIERRA ROAD, SUSANVILLE  
 LASSEN COUNTY, CALIFORNIA  
 FEBRUARY 10, 2011



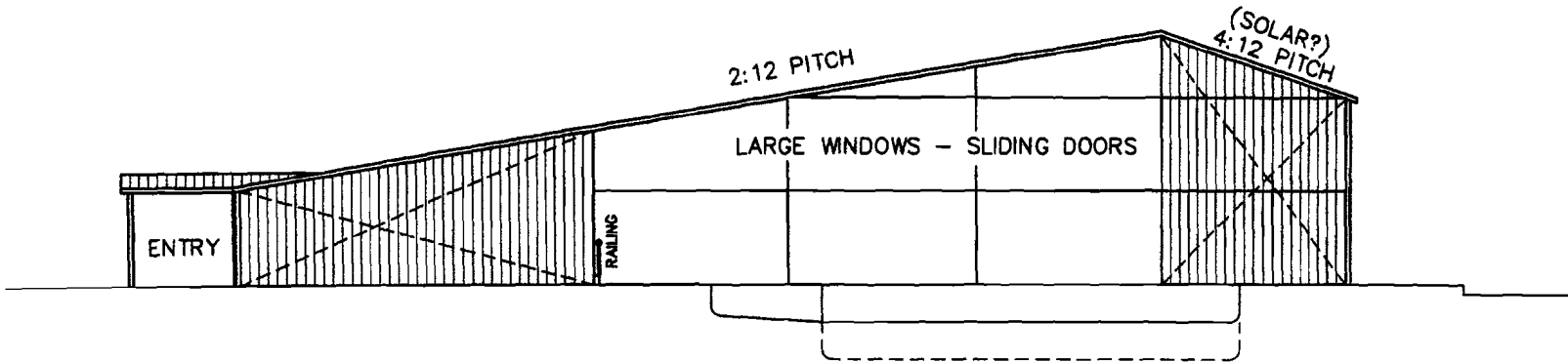


EAST ELEVATION  
1" = 20'





SOUTH ELEVATION - FRONT  
1" = 20'

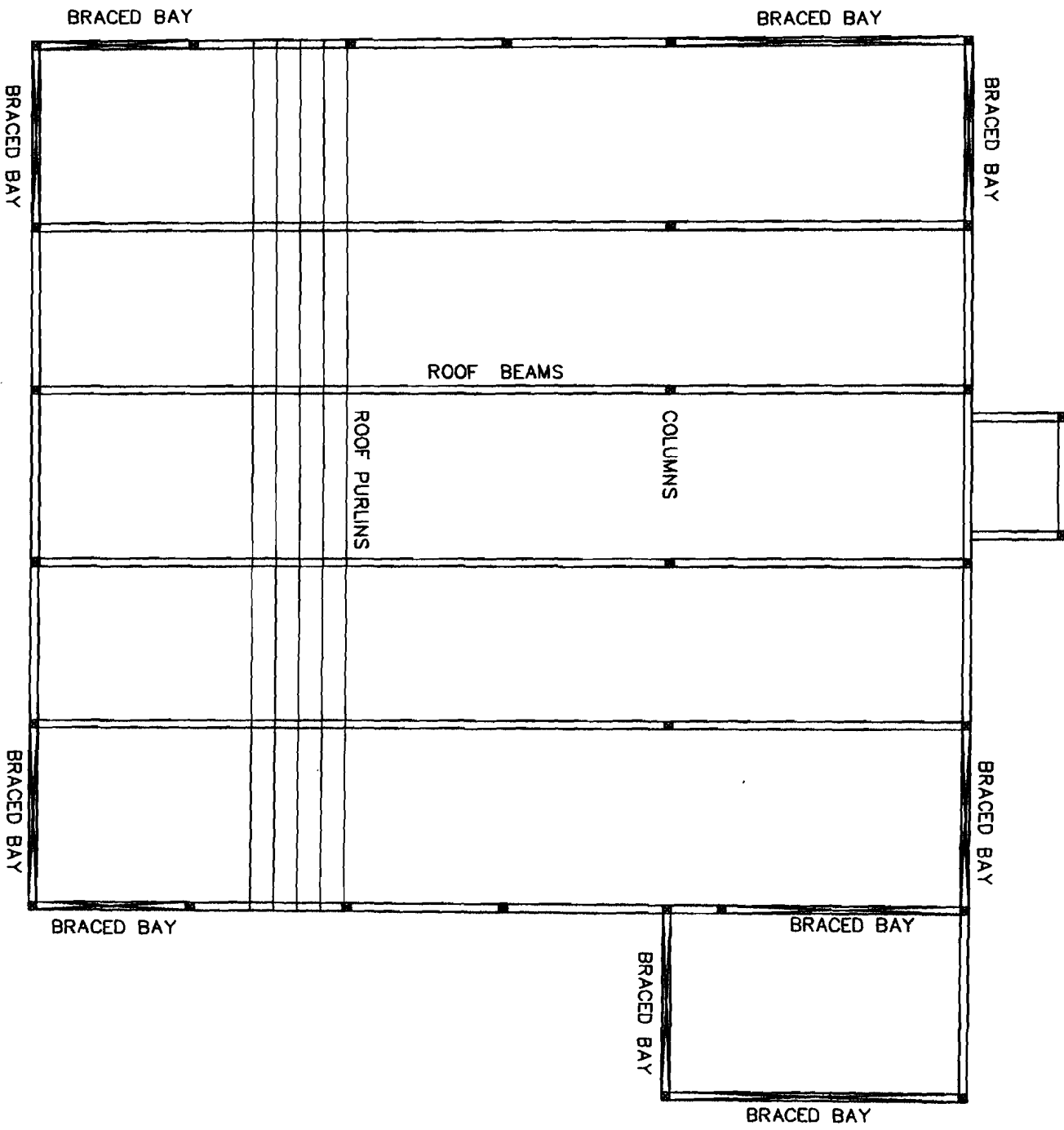


WEST ELEVATION  
1" = 20'

EXTERIOR FINISHES:

DARK GREEN METAL ROOFING AND FASCIAS  
LIGHT BROWN METAL SIDING

CONCEPTUAL PLANS  
**COMMUNITY POOL**  
SIERRA ROAD, SUSANVILLE  
LASSEN COUNTY, CALIFORNIA  
APN 116-030-08  
JANUARY 1, 2011



STRUCTURAL DIAGRAM  
40 PSF SNOW LOAD  
CBC SEISMIC ZONE 3

## Regina Schaap

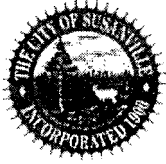
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**From:** Lisa Bernard [lisakaye@live.com]  
**Sent:** Wednesday, September 12, 2012 3:19 PM  
**To:** COAdmin  
**Subject:** Pool Concept

Mr. Nichols,

I was told that I could respond to your request for input on the Pool Concept via email. I believe the community's needs are simple with regard to this project. We need a place where school age children can take swimming lessons and the elderly can take water aerobics classes. I would also like to see us build a competition size pool so that Lassen County can host swim meets and draw people from outside the area.

Lisa Bernard  
Board President  
Susanville School District



# City of Susanville

(530) 257-1000 • 66 North Lassen Street • Susanville, CA 96130-3904

September 18, 2012

Lassen County Board of Supervisors  
Attn: Martin J. Nichols, CAO  
221 S. Roop Street, Suite 4  
Susanville, CA 96130

Re: Swimming Pool Concept

Dear Mr. Nichols:

Thank you for the opportunity to review and provide feedback on the County's swimming pool concept. The City of Susanville City Council at its meeting of August 29, 2012 considered and discussed the project and is encouraged by the progress that has been made thus far. The City Council is unanimous in its support of the concept, and is enthusiastic about the opportunity to partner with the County to bring this project to the community. The Council has directed staff to work with the County to finalize a project scope and location. The City does not currently have a dedicated funding source for pool construction but is willing to work with the County to help identify and secure funding sources for the project in addition to assessing the usefulness of other City resources including water, geothermal and City owned properties. Please feel free to contact us as the project progresses.

Sincerely,  
CITY OF SUSANVILLE

Jared G. Hancock  
City Administrator

Rod E. DeBoer  
Mayor  
Brian R. Wilson  
Mayor pro tem

Councilmembers:  
Lino P. Callegari  
Cheryl L. McDonald  
Nicholas McBride