



The California Tahoe Joint Powers Authority

3066 Lake Tahoe Blvd, South Lake Tahoe CA 96150

Phone- (530) 542-6250 Fax- (530) 542-6261

Executive Director

Ryan Wagoner

Board of Directors

Leona Allen, Mike Cathcart
Tamara Wallace, John Rice, Cristi Creegan

JPA Board of Directors

Special Meeting

Thursday August 31, 2023 at 10:00am

3066 Lake Tahoe Blvd and Zoom

1. Special Meeting- Call to Order/ Roll Call/ Pledge of Allegiance

A. Chairperson Allen called the meeting to order at 10:01am

B. Board Attendees

- Leona Allen, Chair
- John Rice, Director (arrived 10:09)
- Tamara Wallace, Director
- Mike Cathcart, Director (Zoom)

Other Attendees

- Ryan Wagoner, CTESOA Executive Director
- Kayla Galvan, CTESOA

Virtual Attendees

- Sue Hennike, County of El Dorado
- Nick Clair, Attorney

C. Communications from the Audience on Non-Agenda Items

None.

Public's chance to speak on any Non-Agenda Items

None.



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D. Note about California's Open Meeting Law

1. Approval of the Agenda

Director Cathcart moves to approve the agenda. Director Wallace seconds. No further discussion. Director Allen votes Aye, Director Wallace votes Aye, Director Cathcart votes Aye. Motion carries unanimously.

2. Approval of the Meeting Minutes from July 12, 2023

Approval of the minutes was moved to the end of the meeting as Director Wallace was unable to vote. Director Rice moves to approve the minutes from July 12, 2023. Director Cathcart seconds. No further discussion. Director Allen votes Aye, Director Rice votes Aye, Director Cathcart votes Aye, Director Wallace abstains. Motion carries unanimously.

3. Review and Approval of the Construction Bids for Phase II

Executive Director Wagoner states that there is currently no funding agreement in place with the County, but has put several documents in front of the board that have been received so far that show the intent of the County to fund the building. He states that he met with Sue Hennike and the Architect to discuss the option of not demolishing the front of the building and instead making improvements, but that it would not be possible. He further explains the difficulties with keeping the ambulances outside during the winter, how the JPA has attempted to mitigate those challenges, and the impact to not only the CTESOA staff but the community. Executive Director Wagoner states two bids were received, one for \$4,219,898.00 and one for \$4,785,000.00. He states that he and the architect met with the lowest bidder and were able to do some value engineering to bring the number to \$3,780,000.00, but that with costs already incurred for the Carport and costs related to Phase II, the total project will still be approximately \$4.4 million. Attorney Nick Clair states that the Board could award the bid conditional on funding from the County, and that will lock the bid price for 60 days but allow the JPA to withdraw if necessary. Sue Hennike acknowledged the County has a commitment to fund the building and cannot leave it half built. She states that the JPA will need to show all possible routes have been exhausted before going to the Board of Supervisors with the new amount. She requests having a meeting with County Facilities and Executive Director Wagoner. She states that she does not expect the Board of Supervisors to be surprised at the price, but that she will need to get creative with finding the funding as other County projects have also



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increased significantly. Executive Director Wagoner also presents the possibility of hiring a Project Manager to be the go between the Architect and Contractor, to manage the schedules and change orders and so on, and that the cost would be the JPA's responsibility. Director Wallace states that the City hired a Project Manager for the Recreation Center project and would support the JPA hiring one as well. Director Wallace moves to award the Construction Bid for Phase II to D.G. Granada, contingent on funding. Director Rice Seconds. No further discussion. Director Allen votes Aye, Director Wallace votes Aye, Director Rice votes Aye, Director Cathcart votes Aye. Motion carries unanimously.

4. County Funding Agreement

Executive Director Wagoner states that the JPA had received a funding agreement from the County, Attorney Nick Clair made changes and returned it to the County, and then the County verbally stated they would not be making changes to the agreement, although no formal rejection was received. Sue Hennike requests the attorney to go over some of the requested changes. Attorney Nick Clair states that some of the issues were in regards to not knowing a final amount, which will be null once the new amount is added, and that there was a clause to add mutual indemnity and the possibility for mediation. Nick states that there was additional concern regarding wording for payment of work performed prior to termination, and termination for convenience. Sue states that the agreement is a standard template for Transient Occupancy Tax (TOT) revenue distribution and that mediation and mutual indemnity are not included in any County agreements as that is against County policy. The Board gives direction to Attorney Nick Clair to resend the document with the discussed changes, and the Board will plan to hold another special meeting after the County responds.

E. Adjournment

Chairperson Allen adjourned the meeting at 10:58am.