

West Linn Aquatic Center Committee Meeting Notes October 12, 2010

Committee Members present:

Vicki Handy, *Chair*
Nancy King, *Chair*
Parris Chargois
Tracey Gilday
Eric Underwood
Greg Williams
Kris Kachirisky
Michelle Wittenbrink

Staff present:

Ken Worcester, *Parks and Recreation Director*
Tina Lynch, *Administrative Project Manager*

Chari Vicki Handy called the meeting to order at 6:08pm

Chair Vicki Handy discussed what we will be doing this evening. Discussing options B and B1, going forward to the Council. It is the intent of the Council to give direction on which way for the Aquatic Center Team to proceed. The idea is at some point, to have the Council vote a unanimous "YES" on the proposed plan for the new aquatic center. The committee will be looking at the pro's and con's of options B and B1 this evening.

The following scheduled was identified for reference:

- Monday October 18, 2010 – Staff and Chairs meet with City Council in Work Session to discuss options
- Tuesday October 19, 2010 – Committee Meeting at the Adult Community Center
- Wednesday October 20, 2010 – Committee Public Meeting at the Adult Community Center

The analysis:

Tax base per year = \$240

Operation Deficient = OD

**These numbers are reflected without grants or endowments

** One and one half Million more for property if we build 60,000 sq/ft

Option B (option 1)

Benefits:

- Approx 22mil
- Approx \$143/yr – OD \$100K/yr (+/- 30%) – Includes user fees
- Family Pool with 3 lanes
- Will allow for future expansion
- One gym (multi-use court)
- Fitness rooms
- Community space
- Elevated walk jog-track

Added benefits:

- Corporate sponsor potential
- Very close to breaking even on operating costs
- Allows time to try and find funding for competition pool
- Safe place for kids
- High momentum for community support with visibility

Drawbacks:

- Would require the entire site at Parker Road
- Limits future expansion planning

Option B1 (option 2)

Benefits:

- Approx 29mil
- Approx \$188/yr – OD 175K/yr (+/- 30%) – Includes user fees
- Competition 6-8 lane Pool
- 2 Gyms (multi-use courts)
- Fitness rooms
- Community Space
- Elevated walk jog-track
- High momentum for community support with visibility

Added benefits:

- Corporate sponsor potential
- Potential support from Sports teams
- Initial input indicates this is the best option for users
- Safe place for kids

Drawbacks:

- Would operate at a deficit
- Would require the entire site at Parker Road

Chair Vicki Handy asked to have the architects evaluate an operation levy. PR Director Ken Worcester will look into this option. It was noted she understood

The question was asked, is the only financing option discussed to date for operational costs a serial levy? PR Director Ken Worcester responded. No, not really. We could couch it as *if* we needed a levy, that's what it would be. Obviously 100K is easier to find than 175K; but I know were all targeting at least half million less than what we have.

The question was asked, when the operation deficit is almost double, what is the \$75,000 is that labor for staffing the competitive pool? PR Director Ken Worcester replied; the \$75,000 covers staffing, utilities (you are heating and operating a lot of water that you don't use on a regular basis). A competitive pool and recreation pool have separate bodies of water. Staffing is required all the time, even on a winter mid-week day, so you'll have staffing costs regardless.

The question was asked, are there any federal grants available? There are grants available. You most likely won't get grants related to this topic. There are some, Community Development Block Grants usually only focus on our Senior Services, that would be the only thing we really qualify for because of our demographics. Clackamas County gets 5mil every two years, which is dispersed throughout the Clackamas County area for different projects. There are endowments, some of the non-profits (example the Crocs that have built pools all over). We may qualify for that at some point. In terms of Federal Grants there just aren't very many available. Land and Water Conservation Fund, the State gave about \$45,000 to West Linn for Parks and Recreation projects. You typically will not get grants for operation costs, but you could with endowments.

A committee member added the thought on a competitive pool. Under the B1 option, adding the competitive pool, we may open ourselves to funding from a private source like Nike or Columbia or even Jansen. If it means offsetting the construction costs or my membership cost, the sign on the door could say anything. This could mean support from potential support from sport companies or swim teams. With that said, option B, could also

receive corporate support. If we add a larger lap pool, say 8 lanes it would push us over \$30million; because we have to set aside \$1.5 million for property. If we were going to reserve the expansion area on a piece of land we would truly have to set aside \$1.5 million regardless. The question was asked, could we as a City purchase that property with "Full Faith Bonds" instead of a General Obligation Bond? It was determined we would still have to purchase the land no matter what.

The comment was stated; It was heard at the first public meeting that a six lane pool would be a practice and not a competitive pool. This would eliminate a passion in this community. We would eliminate those people if we didn't give them an 8 lane pool option. If the Council decided there is 50 competitive swimmers plus their relatives maybe 150 people who we are proposing to spend \$8 or \$9 million more on a pool for, it is safe to assume we wouldn't approve a pool with such low statistics. This is a wish list item.

The thought was brought up to add a rooftop garden to recapture the sunrise and sunset. It appears many citizens were upset when Safeway was put in because those views were ruined by them. PR Director, responded saying that anything is possible, after we hone in on the building were able to go forward with, we can add those types of details.

The question was asked; what percentage do they use to calculate the 29million when building? At this stage it is square footage and that drives this project forward. There is a difference between the square footage for a commercial building and a house. Then you have to add extra cost because it will be aquatic. Eventually cost estimating will play a role in the design process, to which this committee will be a part of down the road.

The committee decided to only provide Options B and B1 not the wish list options. It could appear more large scale, then the committee is intending. We have not visited further options in terms of a wish list. We are merely providing our black and white options, without grants or endowments.

It was noted a future expansion could be devastating. In the future; building costs would go up; among other things. The positive side of having the ability to build in the future is that it allows the City more time to research funding.

We should start thinking about the survey and the appropriate polling questions. If Council supports the idea of Options B or B1 then; we should focus on what will bring those results in the community. The survey will provide the appropriate information in terms of Community feedback and how that relates to what the Council maybe expecting. The pollster will be monitoring the Council Work Session on October 18th, attending the Committee meeting on October 19th and attending the public meeting on October 20th. He is a resident in West Linn and has a common interest in local government.

The committee will stress that importance of breaking even with a new aquatic center. West Linn does not want to be a City that is known for drowning in their own pool because of cost.

The committee then addressed their process to date.

Committee process to date:

- Purpose of meeting with Council – share analysis and process, get direction, considerations, boundaries
- Process
- Analysis to Council for direction
- Next step: polling
- Recommendations by Task Force
- Proposal to Council for vote
- Decide timing for ballot

This meeting adjourned at approximately 8:43pm.

RESPECTFULLY SUBMITTED,
Tina Lynch /s/