

# **West Linn Aquatic Center Committee Meeting Notes October 19, 2010**

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**Committee Members present:**

Vicki Handy, *Chair*  
Nancy King, *Chair*  
Parris Chargois  
Tracey Gilday  
Eric Underwood  
Greg Williams  
Don Kingsborough  
Jon Miller  
Troy Bowers

**Opsis Architecture**

Jim Kalvalage

**Ballard King & Associates**

Ken Ballard

**Staff present:**

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

Chair Vicki Handy called the meeting to order at 6:05pm.

Chair Vicki Handy briefly described the agenda for the evening:

- Overview of meeting with City Council on Monday October 18, 2010
- Polling Process – Bob Beaulaurier
- Communications plan
- Expectations for October 20, 2010 Public meeting
- Overview of Parker Road property and examples of how the Aquatic Center would fit
- Action plan, next meeting and closure

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Feedback about City Council Work Session from October 18, 2010. The overall consensus, the meeting went well. The aquatic center would need to be energy efficient; the committee needs to provide a contingency plan; provide plenty of space around the water areas for interaction; they asked the committee to continue to ask for partners; and to consider extreme sports for teens. The message was delivered that the aquatic center needs the entire Parker Road site and it will cost. It was expressed the Police Department needed to find a new site; we are not to treat this as a competition between the aquatic center and the police facility. The aquatic center would need to be energy efficient.

It was recommended that we break down the numbers to show monthly cost vs. a yearly cost, it may bring the sticker shock down. There also needs to be a diagram of amenities that help fund the aquatic center. It was also suggested that we compare other facilities like the SW Community Center, explaining how each center operates or would operate in comparison to the West Linn aquatic center; this would give citizens something they can gauge information off of.

Bob Beaulaurier from Research 13 was introduced as the company that will be assessing the aquatics survey. Mr. Ballaria spoke about his background briefly. He is a resident of West Linn, and has had a Great Grandfather on City Council in the past. He has taught at Portland State and is currently at Marylhurst teaching their MB program, he has 20 years of experience. He is a principle with research 13, and is thankful he has the availability to attend meetings such as this.

Mr. Beaulaurier explained that most likely two surveys will be completed. The idea behind the initial survey is to establish how citizens are feeling about cost threshold and out of pocket cost. The second survey will focus on ballot language.

In 2010 we sampled citizens of West Linn by Neighborhood Association, and the community as a whole. The survey revealed about 46% of citizens were interested in a community pool. This first survey is to give us a baseline of where we should start. The second survey will be related to the ballot language specifically; allowing us the opportunity to educate those who were not aware of the ballot measure from the previous survey. When you survey questions, what it comes down to is specific ballot language. A survey question is a stimulus, and then you have a response.

### **Steps for the survey:**

- Screen and make sure they are voters. It is a phone survey.
- Will look at fixed and variable costs
- Support for the polling
- Benefits – have people rate it on a rating scale.
- Demographics – benefits by different age groups
- Compelling argument
- Then asking after all the above, are you willing to support this
- There's about 25 questions we can add, and 7 we have to have
- Length of survey is 10-12 minutes
- Would like to be finished by the end of the year
- Then we will ask a variety of special interest questions regarding the aquatic center
- Target group of people you might persuade to support an aquatic center
- 400 are ideal to touch base with, the magic number is 381 (400 responses, not calls)

- +/- 5%, random stratified and NA sampling, phoning should take about 2-3 weeks. Then you have the report process

**What to present to the public going forward:**

A document that is nicely defined. Our process and significant findings and some of the financial. Some pictures of a recreation and competition pool. The question asked to the committee is what would you recommend a good communication tool. It was noted people like to see sets of information. Allowing people to have the ability to address a way to access more information. The bottom line is we need to have the same message, how we go about getting that out, is up for negotiating. The framework needs to set in terms of what information everyone is sharing. Keep it simple and have pictures. it takes about a year in a half to two years to completion.

Task list:

Jim - email examples of information sheets and pictures to Ken Warner and Chairs

Nancy – email first draft of informational page to committee

Tracy G – history

\*\*Use content chunks – extending past the images of pools add what people can relate too

**Public meeting guidelines:**

- A general overview of the options B, B1, A and wish list
- Service area,
- Demographics

The question was asked; are the access points currently proposed compliant with the fire code? Opsi was not sure if they are compliant with fire codes. Having more than one entrance, will help with park parking next door.

**Option A**

Building area 68,000gsf

Parking stalls 230

Project cost 26.1

Expense 1.95 – 2.05m

Revenue 1.225 – 1.325m

Operational deficit 725k

*Aquatic spaces*

Multipurpose gymnasium (two courts)

Multipurpose group exercises

*Community spaces*

Casual activities lounge areas

Café/deli with seating

Shared games space

Multipurpose classroom two-room dividable

**Option B program priorities**

Tax increase \$147/year increase per household with assessed value of \$240K

Building area 63,050gsf

Parking stalls 254

Project cost 22.6mil

Expense \$2.0 – 2.1 mil

Operational deficit 100K

*Aquatic space*

Recreational pool

Future competition pool

*Activity spaces*

Multipurpose gymnasium (one court)

Elevated walk/job track

Rock climbing

Multipurpose group exercise

Fitness studio

Cardio/weight room with fitness assessment and child watch room

*Community spaces*

Casual activities lounge areas

Café/deli with seating

Shared game spaces

Multipurpose classroom (two-room divisible)

**\*\*Option B1 – REMOVED FROM OPTIONS**

Tax increase \$191/year increase per household with assessed value of \$240K

Building area 79,000gsf

Parking stalls 316 stalls

Project cost \$29.4 m

Expense \$ 2.23 – 2.233m

Revenues \$2.05 – 2.15m

Operational deficit \$180k

*Aquatic spaces*

Recreational pool

*Activity spaces*

Multipurpose gymnasium (two courts)

Elevated walk/jog track

Rock climbing

Multipurpose group exercise

Fitness studio

Cardio/weight room with fitness assessment and child watch room

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*Community spaces*

Casual activities lounge areas

Café/deli with seating

Shared game spaces

Multi purpose classroom (two-room divisible)

**\*\*Options B2- turned into B1**

Building areas 73,000gsf

Parking stalls 292

Project cost \$27.6 m

Expense \$2.21 – 2.31m

Revenue \$2.06 – 2.16m

Operational deficit \$150K

Tax increase \$179/year increases per household/assessed value \$240k

*Aquatic spaces*

Recreational pool

*Activity spaces*

Multipurpose gymnasium (one court)

Elevated walk/jog track

Rock climbing

Multipurpose group exercise

Fitness studio

Cardio/weight room with fitness assessment and child watch room

*Community spaces*

Casual activities lounge areas

Café/deli with seating

Shared game spaces

Multipurpose classroom (two-room dividable)

**Wish List**

96,000gsf

Parking stalls 320

Project cost

36.1 m

Expense 2.4 – 2.5 mil

Revenue 2.15 – 2.25 mil

Operational deficit 250K

*Aquatic Spaces*

Recreational pool

Competition lap pool

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Therapy pool

*Activity spaces*

Multipurpose gymnasium

Indoor playground

Elevated walk/jog track

Rock climbing

Multipurpose exercise

Fitness studio

Cardio/weight room with fitness assessment and child watch room

Racquet ball court

*Community spaces*

Casual activities lounge areas

Café/deli with seating

Shared game spaces

Community room (200 seated, divisible into 3 rooms) with caterer's kitchen

Multipurpose classroom (2-room dividable)

Special events rooms (2-room dividable)

This meeting adjourned at approximately 8:51pm.

RESPECTFULLY SUBMITTED,  
**Tina Lynch /s/**