

**DeKalb Park District
Board of Commissioners Meeting
November 7, 2014**

Study Session

Board members present: President Phil Young, Commissioners Per Faivre, Dean Holliday, Bryant Irving, and Keith Nyquist.

Staff Members Present: Jason Mangum, Executive Director; Roger Olsen, Capital Projects; Mike Mascal, Facilities Specialist; Amy Doll, Superintendent of Recreation.

I. Meeting called to Order

President Phil Young called the November 7, 2014 Study Session to order at 5:34.

II. Action on the Agenda

Commissioner Nyquist made a motion to approve the agenda, seconded by Commissioner Holliday. Motion carried by voice vote.

III. Public Comment

Board President Young suggested that rather than a formal public comment section of the meeting, that the review and discussion of the pool consideration committee report would be open for the discussion and public comment.

IV. Review and Discussion of Pool Consideration Committee Report

Board President Young asked Commissioner Faivre or Commissioner Nyquist to present a summary of the report. Commissioner Faivre read the executive summary which is page 4 of report.

Commissioner Nyquist said that the report breaks down the 4 possibilities for Hopkins Pool which are keeping pool shell and doing renovations; building a new pool in new location; building a new pool in the same location; or keeping the pool as is.

Commissioner Nyquist indicated that he thinks that it is worth discussing building a new pool in a new location given that Sycamore has passed their referendum and has indicated a willingness to re-open discussions of this possibility. He also indicated that the state of the pool since last summer is that hasn't changed since the report was issued in June and that he supports a plan that keeps the pool shell as is. It is a strong shell. We can build a lot of amenities around it.

Commissioner Faivre indicated that his biggest consideration is that we can't afford a large project while paying off the bond that was issued for the Sports and Recreation Center. If we

can do something to maintain pool use for now we can think bigger in the future. He indicated that the research that Executive Director Mangum brought back from his time at the conference last month is that the District would get more bang for their buck by thinking bigger but we can't afford that right now. He indicated that we should repair what we can and think bigger later.

Board President Young indicated that while he wasn't on committee he understands that the shell is in fairly good shape. Mike Mascal indicated agreement with this assessment and that the pool shell is at least 14" thick and it has no cracks in it and is very solid.

Executive Director Mangum asked if the District has done any dye tests to determine if the water loss is coming from the shell. Mascal reported that we haven't done any dye tests but that he has been in manholes and done water chlorine tests and there is no running water anywhere.

Commissioner Irving indicated that he agrees with Commissioner Faivre that the District should fix Hopkins Pool and keep it running. Pool walls of 14" thick wouldn't be built again and if the District were to build a new pool shell the walls would only be 8" thick.

Mike Mascal reported that the leaking water is from the gutters or the filter system and that the pool is losing about 5000 gallons of water per day and some days that amount is as high as 9000 gallons. He has been tracking water loss for the last 3 years and it has gotten worse in the last 2.

Commissioner Irving indicated that wants to see the District take care of ADA plan. We need to take care of this or have a plan by 2015. A short discussion of the ADA requirements for pools was held. Commissioner Nyquist indicated that the ADA issues are with the building and not with the pool itself.

President Young asked Mike to discuss the current mechanicals of Hopkins Pool. Mike reported that Hopkins Has a DE filter which produces very high water quality but that some of the bags are starting to break down. It is a very labor intensive system and some work needs to be done. The District uses gas chlorine and the system is in very good shape, but that it is more dangerous than if the District used liquid. President Young asked if we would need to go to liquid chlorine. Mike responded that we could go to liquid chlorine at any time and it would be a relatively inexpensive modification. Commissioner Holliday asked if it was required and Mike indicated that it is not required. Commissioner Nyquist noted that it is recommended and asked if we could switch over quickly. Mike indicated that the District could make this switch quickly.

President Young asked Executive Director Mangum for his assessment of the financial side of the report and whether or not the numbers in the report were still on target as far as what the District can afford. Executive Director Mangum indicated that if the board decides to go in a certain direction we could do a cost analysis with the numbers, but the numbers that are in the report are general, but accurate.

President Young referenced a presentation handout from an education session at the NRPA conference that Executive Director Mangum had provided to the board and noted that the prices for those facilities in other states seemed a lot less expensive. He asked if the numbers in the report still accurate and asked if the District looked at something today would it still be accurate?

Executive Director Mangum responded that if the District were going in another direction we would work with other agencies to get better numbers. Illinois has prevailing wage laws so costs are higher. Those facilities may have been built during the peak of recession so costs would be cheaper. If the District considers a new pool we would work with some other consultants to get some data.

Executive Director Mangum also indicated that the report didn't look at aquatics trends or whether there are things we can do to get more people through the gates? Can we expand our decking or create more places for people to gather and people to congregate. He indicated that there are many things that we can do within renovation options.

Commissioner Faivre stated that the board could consider authorizing staff to spend \$1.7 million to repair and renovate Hopkins Pool. If bids were to come in lower then staff could use what was remaining from the \$1.7 million to add additional amenities.

Mike Mascal indicated that it might be wise to do things in steps; we could do things to get us to 2019; if we did it in stages we could do other things. He reported that the piping under the deck is not in good shape. New piping would be PVC.

A conversation regarding the timing of the project was held between staff and commissioners. Mike indicated that this would be a 3 to 4 month project. Roger indicated that the job could probably be done after the summer season. Executive Director Mangum suggested that if this is the direction that the District chooses to go then the pool could be closed at most a month early leaving time to do the repair work.

Mike also indicated his concern with leaving the pool empty because now the District leaves the pool full during the winter months to keep it from heaving when the ground freezes. The weight of the water keeps it from heaving. The District would need to add hydrostatic relieve valves. Commissioner Holliday suggested that perhaps staff could leave the water in and close all of the drains.

Executive Director Mangum stated that there has been a lot of talk about reconstruction and renovation but at the beginning of the meeting there was talk about the Sycamore situation. He asked if this is something that we want to consider. Commissioner Holliday stated that it's been in the paper, and asked if Executive Director Mangum has had any contact. Executive Director Mangum reported that has been the extent of the conversation. Sycamore Park District staff expressed interest and asked if the DeKalb Park District is interested. There have not been any meetings about it. Commissioner Holliday indicated that from the paper it sounds like they want to meet. Board President Young suggested that the District not leave any stone unturned as we decide what to do with the pool, but he only knows what has been in the newspaper.

Janet Berkes spoke indicating that she hopes that we have more meetings; it was in the Daily Chronicle today and she assumes that this is the first of many meetings.

Commissioners Faivre and Nyquist responded that there were many pool committee meetings held and that all of them were open to the public and included a time for public comments.

Janet encouraged the board to move ahead and provide the best aquatic facility they can afford at the time. She suggested that the District do something that would do more than band-aid patches to the current facility. She also expressed concern that the District isn't meeting the ADA needs.

President Young agreed that we do need more deck space and that there is not enough seating and not enough shade. He indicated that this needs to be addressed whether the District does a new pool or renovation

Janet read an email from Steve Duchow who had been a part of the pool committee:

“The choice for the Park District is this:

1. Delay building a new pool and risk higher costs: interest, materials, labor.
2. Build a new pool now, lock in interest rates and costs. Then pay for the cost of the new debt by reducing other areas of the budget.

The consequences of delaying will most likely result in substantial increased costs to the tax payers and risk possible failure of the current pool.

The consequences of building now are lower annual operating budgets defer maintenance on a number of other park district properties.”

Commissioner Nyquist thanked Steve for his input on the pool committee.

President Young stated that he wants to give staff direction on where to go from here. The Executive Summary of the report pushes towards renovation using existing shell. He asked if there is any new information that we can get.

Roger stated that the District needs to look at not just the pool but also the restrooms in Hopkins because regardless of what you do with the pool those continue to get used by everyone.

Commissioner Faivre reported that renovation was itemized by the alternates and it was just under \$300K to renovate the bath house. He indicated that there is a lot of information here in the report and he suggested that the District needs to move forward and cannot be in permanent exploration mode.

Commissioner Nyquist stated that it is his recommendation that the District move staff forward and see what the District can do to keep Hopkins Pool running for 20 years, adding every new amenity that we can afford.

Commissioner Faivre recommends that the District take care of the sports and rec bond and then the District can afford build something and do it right.

Rich Rice asked what the timeline would be for this project. Commissioner Faivre responded that if the District goes bigger than the timeline needs to be bigger, however if the District just does the piping than quotes could be obtained through the spring and then the project could be started in August or September. Rich asked as a community member what the thoughts of

Commissioner Irving and Commissioner Holliday are. Commissioner Holliday indicated that his view is that if the end result is that the District is looking for a new pool then the District should go with the cheapest route now. He expressed that he would go along with spending \$1.7 million now, however if the District can do it for less than that is good. Commissioner Irving agreed with Commissioner Holliday.

President Young stated that if the District can build a new pool that is better than renovating. He stated that if the District could have built a new pool for a similar capacity to the existing one the pool study session wouldn't be occurring. The District cannot build a new pool that is going to be substantially smaller than the current pool.

There seems to be a consensus to have staff to look into appendix G. President Young recommends that staff pursue at least another professional firm and get more quotes. He also indicated that the District should have at least one more meeting with the Sycamore Park District and see what they may want to pursue.

Commissioner Holliday stated that since the article came out at least a dozen people have asked where the Districts are going to build the pool so the sooner we can get some answers the better.

Mike reminded the commissioners that he could turn on pumps in the spring and it could not work. Commissioner Faivre indicated that there is a need to do something quickly because there is significant deterioration of the pipes.

Rich Rice reported that the pool decks are packed between noon and 4 and that more deck space is needed. The pool is dated and not presentable, the locker rooms/changing rooms are horrendous and that the first view coming through the locker rooms is not a pretty one. If the District is going to have a facility to get it to another 20 years, he urged the board to think about it in a way that ameliorates the issues of aesthetics, shade and deck, indicating that there are aspects that are repulsive then it goes against what the District is trying to do.

President Young mentioned that one thing he liked about the old plan was that it pushed the access to the north side of the pool and re-purposed the locker rooms

Janet asked if the District is going to keep this pool would they consider doing something additional for ADA accessibility besides the lift chair. Commissioner Faivre indicated that there was a plan to add zero depth entry to the pool.

President Young suggested the board task the staff to look at appendix G and get some up to date or more defined numbers. If there is any additional research or information that staff want to give to the board regarding pool renovations it would be welcomed and appreciated. He stated that staff should talk with the Sycamore Park District to see where they are at now that they have passed their referendum.

Roger brought up the possibility of mobile trailer and moving the entrance to the pool to the north end. Amy suggested that allowing the public to enter the pool without going through the existing locker rooms is a possibility. Lockers that could be put on the outside of the building rather than in the existing bathhouse could also be considered.

President Young indicated that the Board would like to start looking at numbers and more information in the next month, possibly at a special meeting.

Commissioner Irving thanked the commissioners, public and staff for researching it and Commissioner Faivre indicated that the inside of the pool report lists the names of all that were a part of the committee and he thanked them for their time.

V. Adjourn Special Meeting

Commissioner Irving made a motion to adjourn, seconded by Commissioner Faivre. Motion carried by voice vote.