

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT  
REGULAR BOARD MEETING AUGUST 17, 2017  
BAINBRIDGE AQUATIC CENTER**

**CALL TO ORDER** A quorum being present, the meeting was called to order at 6:01 pm by Chair DeWitt.

**BOARD MEMBERS PRESENT:** Lee Cross, Ken DeWitt, Jay Kinney, Kirk Robinson, Tom Swolgaard.

**STAFF MEMBERS PRESENT:** Terry Lande, Perry Barrett, Mark Benishek, Bryan Garoutte, Dan Hamlin, Lori Mejia, Elizabeth Shepherd, Amy Swenson.

**ADJUSTMENTS TO AGENDA:** Add executive session for personnel.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

Michael Livitz, Winslow resident, suggested putting tennis courts at Gideon Park since there is space there and it is not highly used.

**BOARD CONSENT**

**APPROVAL OF MINUTES:** Upon hearing there were no corrections to the minutes of the August 3, 2017 regular board meeting, Chair DeWitt stated the minutes stand approved as submitted.

**APPROVAL OF PAYMENTS: MSC: Robinson/Cross: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing that has been made available to the Board. As of this date, the Board, by a unanimous vote, does approve for payment those vouchers included in the above list and summarized as follows:**

<b>Batch Dated</b>	<b>Batch Amt</b>	<b>Fund No.</b>	<b>Fund Name</b>	<b>Fund Amt</b>	<b>Pre-Approved</b>
8/8/17	83,597.15	001	General	72,711.78	8/9/17
		300	Capital	10,885.37	

**UNFINISHED BUSINESS**

**RAY WILLIAMSON MEMORIAL POOL AQUATIC ASSESSMENT STUDY:** Recreation Services Director Mark Benishek said last June the District commissioned an assessment study for the Ray Williamson Pool, an existing six lane x 25 yard swimming pool that was built in the 1970's. He introduced Principal Justin Caron with the Aquatic Design Group who outlined the scope of the project saying it included documenting the pool's existing conditions, identifying any code violations and safety/maintenance concerns, meeting with staff members to identify issues related to program needs, and preparing options for renovating or replacing the Ray Williamson Pool. He said the District has done a great job the last 3-4 years of making corrections to the facility. The only code issue is the slick surface of the pool deck which pools water. Other concerns included aging underground piping, a tight deck area making it hard for lifeguards to get around spectators, poor condition of HVAC system, problematic gutter design, and rusty hand rail anchors. The total construction cost to make these and other repairs is estimated at \$1.4 million dollars. Any estimated cost figures are based on Seattle prices with 30% added for Bainbridge Island. Prior to outlining options for replacing the Ray Williamson Pool, Justin Caron reviewed the lease boundaries of the current Aquatic Center site. The property the Aquatic Center sits on is leased by the Park District from the School District and any new pool on the site must sit within the lease boundaries. He presented three options for replacing the Ray Williamson Pool with a new swimming pool.

Option 1 New 25-yard x 25-meter pool at existing site: This option would tie into the existing Nakata pool allowing infrastructure to be shared. It allows for ten 25-yard lanes or eight 25-meter lanes. It would add more lap lanes, provide seating for 200 spectators, and include new locker rooms and three offices. It would not solve programmatic needs. The estimated construction cost is \$11 million.

Option 2 New 6-lane x 50-meter pool at existing site: This option would tie into the existing Nakata pool allowing infrastructure to be shared. It includes six 50-meter lanes with two movable bulkheads that would allow up to twelve 25-yard lanes. It provides seating for 400 spectators and includes new locker rooms and three offices. It would create a stand-alone competitive aquatic center. The estimated construction cost is \$14 million. This option hangs over the lease border by approximately 15 feet. Justin Caron said this is workable, and that adjustments could be made to ensure the pool stays within the lease boundaries.

Option 3 New 25-yard x 50-meter pool at another site: This option does not fit on the existing site of the BI Aquatic Center. It has no shared infrastructure with the Nakata Pool requiring that it all be built. It includes eight 50-meter lanes or twenty 25-yard lanes. It would provide seating for 800 spectators and includes locker rooms and three offices. It creates a competitive swim center and completely addresses programmatic needs. The estimated construction cost is \$20 million.

After the presentation was done, Chair DeWitt asked for questions from the audience and then the board. Justin Caron responded to a number of questions, some of which included: 1) Could a second floor track be added to Option 3? Yes, but this would be costly requiring 1-2 elevators and precautions needed to prevent it from interfering with the HVAC system. 2) Has an interim pool been considered during the construction phase and can the Option 2 pool be made wider? Construction will last 12-16 months, and making the Option 2 pool wider would be cost prohibitive since it would have to be cut into the slope. 3) Instead of having one shallow end (3'6" deep) could the entire pool be deep (7' depth or deeper)? This would limit the capacity to have shallow water programs. It is also more costly to go deeper. 4) Were safety issues due to overcrowding assessed? No. Staff handles this well. 5) Was there any assessment of cost operations? 95% of operational costs are based on water surface, so a 50 meter pool costs approximately twice as much as a 25 meter pool to operate. 6) Was there any assessment on the integrity of the current tank? This was not done since it is an invasive test requiring structural analysis. This question was asked by Ed Kardong, a former park board member, who said this test was done before the Nakata pool was built, and that at that time they felt the tank could fail at any time. 7) What is the standard lifespan of a pool? There are different lifespans for different components of a pool, such as the pool shell or mechanical features, which can range from 10 to 25 years. If well maintained, the lifespan of a pool can be extended to approximately 40 years. 8) Was parking analyzed? No.

Commissioner Robinson asked if the community would expect the 50 meter pool in Option 3 pool to replace the current Aquatic Center. Recreation Services Director Mark Benishek said the District would have to keep the Nakata Pool since this is where recreational programming takes place. Commissioner Robinson questioned having two facilities in the Park District for the same use saying there would be many duplicate costs. He asked about the types of meets that are currently hosted that would require a 50 meter pool. Pool users said the High School Swim Teams do not need a 50 meter pool, but the BI Swim Team and Masters Team do. They said that if there was a 50 meter pool, they could host a meet every weekend and bring revenue into the community. Commissioner Robinson mentioned the local demand on the pool is greater than what can currently be met, and said if a meet was hosted every weekend, the pool would not be available for the local population. Commissioner Cross questioned how long the Ray Williamson Pool decks could be used from a safety standpoint. While floor mats can address the issue to some extent, Executive Director Lande said there may be some things that need to be looked at right away. Commissioner Kinney asked about the current usage of the Ray Williamson Pool and who would benefit if it was improved. The audience informed him of

the following users: BI Swim Team, Master Swim Team, Girl's High School Team, Boy's High School Team, Water Polo Team, competitive swimmers, lap users, rental users, the Boy's & Girl's Club, Scouts. Many of these groups use the pool two or more times each day. There is a wait list to join teams because the current space is restrictive and cannot accommodate the demand. Executive Director Lande mentioned it would be a real issue if the Ray Williamson Pool became inoperative, and said it is time now to start addressing the condition of the Ray Williamson Pool since it will be years before a new pool is up and running. He said this is why the study was done. Commissioner Swolgaard asked if any solar devices had been included in this study. They were not. Chair DeWitt asked about parking and it was noted that increasing spectator seats would likely require more parking. A member of the audience asked if the School District contributes to operating the pool. The pool is operated solely by the Park District. Because the pool is on School District property, the School District is able to use it at no cost. Chair DeWitt and Executive Director Lande expressed appreciation to Justin Caron for his presentation and for making the effort to come tonight when he was just back from traveling. Terry Lande said it was important for the board and community to hear this information prior to the next Jones & Jones presentation on Sakai Park site plan options which is now scheduled for 9/21/17. Prior to this meeting, the board may make a decision at the 9/7/17 board meeting about which aquatics option is preferred.

### **DIRECTOR'S REPORT**

**Park Services:** Division Director Dan Hamlin said the cabins at Fay Bainbridge Park will be done now at the end of September since there has been a delay related to getting the doors in; the third phase for getting electricity into the campgrounds should be done by mid-October, and a new trail at Fay Bainbridge Park is being built from the cabins down the hill to the restroom.

**Recreation Services:** Division Superintendent Bryan Garoutte said a new Fire & Ice camp for teens went well, 94 kids participated in soccer camp, the Ninja Warrior camp coming up is one of the biggest camps, and the Bainbridge Review highlighted the gymnastics Parkour camp in a recent write-up. Division Director Mark Benishek said staff is busy getting the Bainbridge Boogie underway in the community with both the City Manager and Police Chief getting on board; a Float & Float is coming up soon; and staff is gearing up for fall registration.

**Administrative Services:** Senior Planner Perry Barret updated the board on a number of right-of-ways he is working on including the east-west Kojima right-of-way off Island Center Road that has been found to have been vacated. Because of this it is no longer available for public use and a critical link in the trail connecting Gazzam Lake to Lost Valley. He said the City Council moved forward with the Souter property on Wednesday and initiated the vacation process subject to BI Land Trust and attorney terms. The Council did this out of recognition for the public benefit this vacation will provide including a trail easement, emergency access, and the addition of ten acres to the Grand Forest. A walk with the BI Land Trust through the Gazzam/Peters property was held earlier this week. Several adjustments to the trail are needed by the Gazzam water tower. Executive Director Terry Lande said an incident at Battle Point Park involving two Men's Softball teams is still under investigation with possible team probations and individual suspensions. Changes to how the program operates will be made including the development of a Code of Conduct with penalties for violation. Division Director Amy Swenson said work on the budget has begun with several small group meetings scheduled to gain staff input into various issues such as health insurance, the cost to add families to the District's health insurance plan, and the recruitment of new employees. She said sick leave must be paid for part-time employees starting in 2018 with one hour of sick leave for every 40 hours worked. Community Outreach Coordinator Lori Mejia said the first all day camp has gone well this summer with kids dropped off at 7am and picked up at 6 pm. She expressed appreciation to the School District for their help with transportation and providing a school facility to hold the camp the last five weeks. She said the Girls Scouts camp-out will be held at Fay Bainbridge Park again this summer, and that the fall catalog will be mailed out in the next few days.

**UPCOMING MEETINGS & EVENTS:** 9/7/17 Board Meeting: Preferred Aquatic Alternative with possible decision; 9/21/17 Board Meeting: Third Jones & Jones presentation on Sakai Park site plan options.

**BOARD MEMBER ITEMS:**

- Commissioner DeWitt said the Bainbridge Island Land Trust bought another parcel of the Peters property.
- Commissioner Cross attended a Trails Advisory Committee meeting on Monday evening, and said they will be presenting their collective work at the next board meeting.
- Commissioner Swolgaard said he got a call from his granddaughter recently saying she is a movie star. She was thrilled to be in a film recording made recently by the BI Parks Foundation of Owen's Playground.


**WRITTEN COMMUNICATIONS**

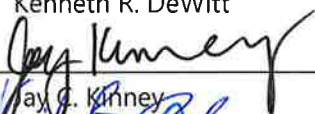
Several recent emails were received, one from Anthony Gibbons about tennis courts at Sakai Park; one from John Benjes about mountain biking at Sakai Park; and one from Robin Hunt that provided input into pool use.

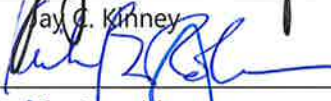
**MEETING ADJOURNED TO EXECUTIVE SESSION** at 8:00 pm for discussion of personnel, with announced time to reconvene at 8:20 pm. **MEETING RECONVENED** at 8:20 pm and **ADJOURNED TO EXECUTIVE SESSION** at 8:21 pm for continued discussion of the above item, with announced time to reconvene at 8:45 pm.

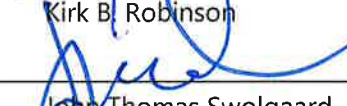
**MEETING RECONVENED** at 8:45 pm and **ADJOURNED** at 8:46 pm.

Elizabeth R. Shepherd  
Terry M. Lande  
BAINBRIDGE ISLAND METROPOLITAN  
PARK & RECREATION DISTRICT

BY:   
Kenneth R. DeWitt

BY:   
Jay C. Kinney

BY:   
Kirk B. Robinson

BY:   
John Thomas Swolgaard

ATTEST:   
Lee Cross