

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
 REGULAR BOARD MEETING January 18, 2024
 BAINBRIDGE ISLAND RECREATION CENTER**

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

BOARD MEMBERS PRESENT: Ken DeWitt, Tom Goodlin, Dawn Janow, Jay Kinney, Tom Swolgaard.

ADJUSTMENTS TO AGENDA: Add an agenda item to approve paying the balance on the total purchase amount for the Comcast Property.

MISSION STATEMENT: Chair Swolgaard read the Park District’s mission statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District’s parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

BOARD CONSENT

APPROVAL OF MINUTES:

Upon hearing there were no corrections to the minutes of the January 4, 2024 regular board meeting, Chair Swolgaard stated the minutes stand approved as submitted.

APPROVAL OF PAYMENTS: MSC: DeWitt/Janow: I have reviewed the following vouchers, warrants and electronic payments and move that they be approved for payment.

Batch Date	Fund Number & Name	Warrant Numbers	Total Batch Amt	Pre-Approved
01/03/24	001 General Fund 300 Capital Improvement Fund	27221-27245	130,371.57	01/03/24
01/09/24	001 General Fund 300 Capital Improvement Fund	27246-27264	55,568.18	01/09/24
01/10/24	001 General Fund 300 Capital Improvement Fund 310 Land Acquisition Fund	27265-27295	77,553.75	01/10/24

GENERAL BUSINESS

STEMPER ARCHITECTURE COLLABORATIVE UPDATE REGARDING RAY WILLIAMSON POOL RENOVATION: Senior Planner Matthew Keough said Stemper Architecture Collaborative is leading the project management for the Ray Williamson pool renovation. Staff anticipates that decisions will need to be made on this project in mid-February. Stemper President and Managing Member Melody Leung noted that the approval received from the board in June on the second amendment to the professional services agreement moved Stemper into the design phase. A construction package was created to go to bid and permit. The permit package was submitted to the City of Bainbridge Island in late November and is currently under review in an estimated 18–20-week review process for first round comments. At the 65% construction document Stemper started to talk to contractors and vendors to determine the reality of costing, escalations, and feasibility of the construction and sequencing. Ray Williamson pool construction sequencing is critical as there is a need to try and maintain an open building and critical programming needs with few choices in terms of diverting the users. In speaking with the general contractor about the amount and the overlap of work, and due to sensitivity of the high water table from November to May it was determined the best thing to do in order not to add significant cost is split the work into two phases. Phase I could begin as soon as early summer 2024 and go through spring of 2025. Phase I would include items such as rehabilitating the old locker room area, concrete repairs, electrical upgrades, and replacement of the HVAC system. Some of the Phase I work

will require pool closure. The Phase II scope of work essentially addresses everything related to the pool deck and the pool itself. Stemper is thinking that scope of work could be accomplished between late spring of 2025 and fall of 2025. During Phase II the pool would have to be closed. The cost for Phase I including soft costs and contingency is estimated at \$3,045,457. For the original Phase II the cost is estimated at \$2,085,426. Melody Leung noted that there will also be inflation costs associated with Phase II which have been included in the estimate.

In December Stemper was asked to study the feasibility of adding two lanes to the Ray Williamson pool as well as raising the deck. Melody Leung said doing so would require a new permit review due to the scope of work being significant enough, and it will potentially trigger substantial alteration. In the case of substantial alternation, the life safety systems will be required to be upgraded and it will also trigger seismic upgrade requirements for the building. It is feasible to add two lanes or to add two lanes and raise the deck, however these changes would add significantly to both cost and closure time for a modified Phase II. Commissioner Janow asked if the permitting process that is underway would have to be scrapped if Phase II work was expanded. Melody Leung said no, Stemper would expect the Phase I work to go forward. Commissioner Goodlin asked what the tipping point is for having to do the seismic upgrades. Melody Leung said the significant foundation differences in redesigning the entire pool basin and the supports for the existing retaining walls and footings are usually considered a substantial alteration. Commissioner Swolgaard asked for an explanation of raising the deck. Melody Leung said the proposal is to raise the deck flush to the top stairs on the east and west sides of the pool. Executive Director Terry Lande said it sounds as if the challenges for expanding the scope of Phase II are increased cost and closure time. Commissioner Janow said she wants to hear from the swimming community. Commissioner Swolgaard said the board should take a tour. Commissioner Goodlin asked if, even with the cost associated with a modified Phase II, it is still a fair amount cheaper than tearing the building down and rebuilding. Melody Leung confirmed it would be a huge difference in cost to start from the ground up. She also said it is important to understand that the work being proposed is not just to repair but to replace and upgrade systems, each of those elements will have 20-50 year or more lifecycles, which are really going to prolong the life of the pool.

A man in the audience asked if the Park District decides to make the pool wider and deeper if it could be combined with Phase I. Melody Leung said no due to the high water table issue. Terry Lande said the other issue is cost.

A man in the audience asked if it is possible for the Park District to negotiate with other pools in Kitsap County to share information and swim lanes during the closure period. Aquatic Program Administrator Jenette Reneau said she is working on that already.

Commissioner Goodlin asked if the Don Nakata pool will stay open during construction. Melody Leung said it will have to shut down for a period during Phase II. Commissioner Goodlin said he appreciates the effort that has gone into finding a way under the current renovations to improve the pool. Adding two lanes would add 33% of space to the pool, which would be huge for the community, and he is encouraged that it is being looked into.

BAINBRIDGE ISLAND PARKS & TRAILS FOUNDATION TRAILS LIST: Park Services Superintendent Lydia Roush said the Bainbridge Island Parks & Trails Foundation is working with the Park District to find trail easements. The yellow circled areas on the map included in the board packet are the additional areas being proposed tonight as potential easement corridors. Staff believe these areas serve the purpose and goals of the trails vision plan. The asterisked areas are the ones BIPTF would like to focus on first. **MSC: Janow/DeWitt: Motion to approve amending the potential corridors map to include the new zones identified by the Foundation and District that will increase connectivity between parks and trails.**

Commissioner Goodlin asked how this map is being used. Park Services Division Director Dan Hamlin said it primarily protects BIPTF. BIPTF staff want to know whether the Park District will reimburse them for work done in these areas.

RESOLUTION 2024-01: HOLIDAY PAY POLICY: Administrative Division Director Amy Swenson said this policy is to authorize the Park District to pay non-exempt hourly employees double time if they work on a holiday recognized in the personnel policy manual. **MSC: Janow/Kinney: Motion to pass Resolution 2024-01 which would adopt an update to the employee benefits policy for the District's policies manual regarding overtime pay.**

COMCAST PROPERTY TOTAL PURCHASE AMOUNT: Executive Director Terry Lande said now that the final purchase price has been established for the Comcast Property staff need authorization to pay the difference which is \$260,000. The initial \$850,000 payment was previously authorized by the board. The money is all coming from an anonymous donor. **MSC: Kinney/DeWitt: Authorize the executive director to accept the donation of \$260,000 to complete the purchase of the Comcast Property.** Commissioner Goodlin said the Park District is very grateful to the donor.

STAFF REPORT

Recreation Division: Recreation Division Director Madison Collins said three sections of low sensory swimming lessons are being offered currently. Dates have been selected for the neurodivergent Student Conservation Corps program. Staff are exploring options for adaptive personal training. Recreation Superintendent Bryan Garoutte said winter/spring registration went well. Aquatic Program Administrator Jenette Reneau said the Ray Williamson pool was shut down for a couple weeks due to issues with the heater. She was really impressed with the swimming community as they navigated sharing reduced space. Bainbridge Island Swim Club is gaining strength under the new head coach. Aquatic Center staffing levels are strong, allowing patrons more opportunities for swimming than there have been in the last 3-4 years. Heavy analysis was done on the Aquatic Center pricing structure which has been updated to appropriate levels.

Park Services Division: Park Services Superintendent Lydia Roush said the tree thinning project is underway at Strawberry Hill Park and thinning at Moritani Preserve will begin in about three weeks. Commissioner Goodlin asked if there was enough value in the wood to cover the cost of the thinning. Lydia Roush said there was enough value to substantially offset the cost. Park Services Division Director Dan Hamlin said staff had a meeting to discuss the cleanup effort at Blakely Harbor Park with Port Blakely Tree Farms and learned they are reaching the end of the remedial investigation stage. Staff also met with the Department of Ecology regarding the cleanup effort and have plans for another meeting with the folks at Ecology who are determining what the remedy will be. Staff have been dealing with busted pipes from the recent freezing temperatures.

Administrative Division: Administrative Division Director Amy Swenson said she met with the Finance Committee to discuss the Ray Williamson pool renovation financing challenges and changes that will probably have to be made to the Capital Improvement Fund to get the renovation done more quickly than originally anticipated. The accounting staff are spending a lot of time closing out fiscal year 2023.

BOARD MEMBER REMARKS:

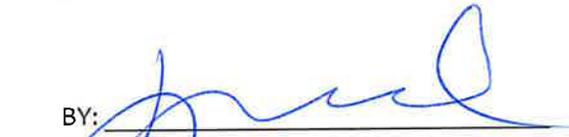
- Commissioner Kinney said that at the last board meeting there was a conversation about the rotation of the board officer positions. He went back and looked at minutes from previous years to confirm his memory that there was a process, and he was wrong, apparently there is no set rule regarding the rotation.
- Commissioner Kinney said that regarding field three at Strawberry Hill Park, the right outfield is not 200 feet. He would like it if the row of trees behind the fence could be removed so the ballfield could be extended there. He asked staff to investigate it while trees are being taken down in that area. Staff will investigate.
- Commissioner Kinney said a discussion needs to be started about adding two lanes to the Ray Williamson pool during the renovation and if the swimming community finds the tradeoff of the extended closure time acceptable. The cost also needs to be considered and how much the swimming community should contribute. Executive

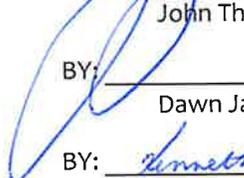
Director Terry Lande said determining that is one of the reasons the Finance Committee is meeting. Commissioner DeWitt said the challenge is coming up with the money for the renovation in a two-year period.

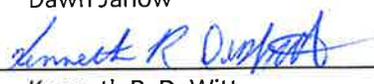
- Commissioner Goodlin said that he is looking forward to discussions on the Ray Williamson pool renovation. He said he does not think there is appetite on the board or in the community for a large bond to build a replacement pool and he has accepted that is off the table. The idea of adding lanes during the renovation is exciting because it is an opportunity to come back after the closure period to something that will be greatly improved.
- Commissioner Janow said she has been to Strawberry Hill Park to see the tree thinning project and said it is a shining example of what is possible and thanked staff for their leadership on that project.
- Commissioner Janow said she attended a Dog Advisory Committee meeting.
- Commissioner Janow noted continued gratitude to the anonymous donor who has made such an incredible impact with the expansion of Strawberry Hill Park.
- Commissioner DeWitt said he attended a Trails Advisory Committee meeting.
- Commissioner DeWitt asked if the wildlife study for the trail connection from Vincent Road to Gazzam Lake Nature Preserve has been received yet. Park Superintendent Lydia Roush said it has been received and staff is getting ready to submit an application for permits.
- Commissioner Swolgaard said his nine-year-old grandson is playing in the Park District's basketball league and he attended a game last weekend.
- Commissioner Swolgaard asked what the next steps are now that the Park District has ownership of the Comcast Property. Executive Director Terry Lande said it will be included in the Strawberry Hill Park concept plan which will be presented to the board soon, but there are no other plans or money budgeted in 2024 for that area.

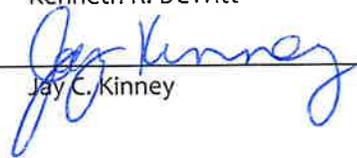
MEETING ADJOURNED at 7:25 pm.

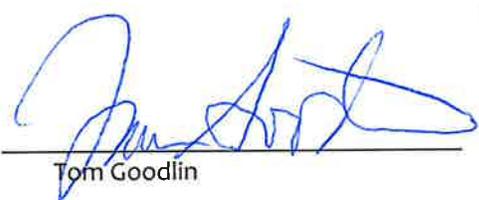
Helen M. Stone
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: 
John Thomas Swolgaard

BY: 
Dawn Janow

BY: 
Kenneth R. DeWitt

BY: 
Jay C. Kinney

ATTEST: 
Tom Goodlin