

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
SPECIAL BOARD MEETING February 22, 2024
BAINBRIDGE ISLAND RECREATION CENTER**

CALL TO ORDER: A quorum being present, the meeting was called to order at 6:00 pm by Chair Swolgaard.

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

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.

GENERAL BUSINESS

RAY WILLIAMSON POOL RENOVATION FUNDING OPTIONS: Assistant Executive Director Amy Swenson said Phase I of the Ray Williamson pool renovation project addresses the critical items for an estimated cost of 3.2-3.8 million dollars. Phase II Option A has previously been described in board meeting minutes as the original scope of Phase II and includes the filter system, windows, deck, liner, and other additional items but does not expand the size or depth of the pool. Phase II Option A is estimated to cost 2.3 million dollars bringing the total estimated project cost to 5.5 million dollars. Phase II Option B (which encompasses Phase II Option 1 and Phase II Option 2 referred to in the February 1 board meeting minutes) covers everything in Phase II Option A and adds additional lanes and pool depth to the scope of work. The total project cost of Phase I and Phase II Option B is estimated at 8-11 million dollars.

Staff have met with the Finance Committee three times regarding funding options and there has been a lot of staff input into this entire project and this presentation. The numbers used tonight are all estimates. Actual reserve and Capital Improvement Fund costs will vary based on many factors including: inflation, unknown conditions, any emergency needs that arise for the Park District, interest rates, and opportunities that might arise.

The Ray Williamson pool was built in 1970. In 2016 discussion began about upgrades and renovation. In the public planning process for Sakai Park using Sakai Park to locate a new pool came up. In 2017 Sakai Park was deemed not a feasible option for a new pool. Meanwhile research and studies were continued on basic renovations which resulted in an estimated 1.4 million dollars to fix some items, but it would have basically been a band aid for the pool. The board decided to go out for a study in 2018 to look at building a new pool. In 2019 the cost was determined to be approximately 30-50 million dollars which would have required grants and/or bonds. The COVID-19 pandemic started in 2020 halting a lot of work. In 2021 the board decided to go out for a request for qualifications for a study to rehabilitate the Ray Williamson pool to extend its life for 20-50 years.

The total estimated cost for Phase I and Phase II Option A is 5.5 million dollars. This estimate includes a 10% contingency. The project would need to start in 2024 to avoid being moved from the 2018 International Building Code to the 2021 IBC which would increase the cost of the project. The work will not be a band aid, it will extend the life of the pool by 20-50 years. However, it will not increase space or capacity. Phase II Option B needs further public input before a decision is made about whether to pursue it.

Possible scenarios for funding Phase I and Phase II Option A in random order include: 1) utilize reserves and the Capital Improvement Fund budget to fund entire project, 2) borrow non voted debt to fund either just Phase I or both Phase I and Phase II Option A, 3) use voted debt to fund entire project, 4) use up to 3 million dollars from reserves and voted debt, loan, or donations to pay the remainder, and 5) do nothing. Staff does not recommend scenario 5.

The pros and cons were reviewed for all the scenarios. Amy Swenson asked if there were any funding scenarios that could be taken off the table tonight.

Commissioner DeWitt said his concerns with funding scenario 1 include dipping into operating reserves that are needed to run the Park District in the three-month periods between tax revenues being received, which would likely lead to the need to borrow that money which would incur a cost. Scenario 1 would also almost completely exclude every other project from funding for a time. Commissioner Goodlin said the Park District should not hamstring itself by committing all its funds to this one project when there are so many other needs. The board agreed to remove scenario 1 and scenario 5 as funding options.

Commissioner DeWitt said that regarding scenario 3 he does not think the Park District can wait for a bond to either pass or fail. The earliest opportunity to have a bond issue on the ballot is August which means the loss of a construction season and there is the possibility that the bond will not pass. The board agreed to remove scenario 3 from consideration.

After some discussion Commissioner Janow said the board requests that staff bring more information regarding scenarios 2 and 4 to the next regular board meeting. Commissioner DeWitt said one thing to keep in mind is that any money that is borrowed through non voted debt will impact operations by reducing the amount available in the CIF budget for a period of time while payments are made. Other sources of revenue could potentially go up, but that debt needs to be taken into consideration.

Commissioner Janow said one of the reasons this meeting is being held tonight is that if the board decides to take a bond to the voters in August for the renovation, they need to submit an adopted resolution by May 3 which will take staff about six weeks to craft. A bond could also be on the ballot in November, but it would delay the results which would delay the project. Commissioner Goodlin asked when the deadline would be for the board to take action on presenting a bond proposition to voters in August. Amy Swenson said the second regular board meeting in March. Commissioner Swolgaard asked if there are any grants the Park District could apply for. Senior Planner Matthew Keough said yes and that typically state grants would be for about \$500,000. Commissioner Swolgaard said there are federal grants for shovel ready projects, but you must get support from a senator or representative.

Commissioner Goodlin said if Phase II Option B is pursued it will require the Ray Williamson pool to be shut down for a longer period. There would be a natural movement of pool users to the Bainbridge Island Recreation Center pool if it could be kept open throughout the construction period by having a temporary seasonal cover over it, that cost could be considered as a package is put together.

Paul Webber asked if Kitsap Public Facilities District would fund a portion of this project. Matthew Keough said not unless one of their current commitments drops off and noted that there is no application process right now.

Commissioner Janow clarified that Phase II Option B cannot be completed without a bond. While Phase I and Phase II Option A would strap the Park District financially, it looks like Phase I can be completed and if Phase II Option A has to be bumped out it can be. She noted that a bond measure must attain 60% approval to pass.


Kim Screen said that including the cost for putting a bubble over the BIRC pool could help people get excited about voting for a bond.

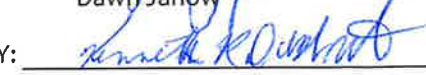
Steve Letson said the Park District will have to answer the question of what Phase II Option B is going to mitigate for people who cannot get their kids in swim lessons or whose kids have late practice times.

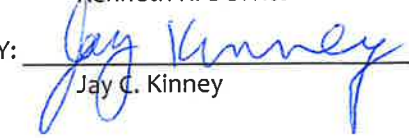
MEETING ADJOURNED at 6:58 pm.

Helen Stone
Dan Hamlin
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: 
John Thomas Swolgaard

BY: 
Dawn Janow

BY: 
Kenneth R. DeWitt

BY: 
Jay C. Kinney

ATTEST: 
Tom Goodlin