

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
REGULAR BOARD MEETING June 6, 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, 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.

BOARD CONSENT

APPROVAL OF MINUTES:

Upon hearing there were no corrections to the minutes of the May 16, 2024 regular board meeting, Chair Swolgaard stated the minutes stand approved as submitted.

GENERAL BUSINESS

PICKLEBALL COMMUNITY PROPOSAL FOR EXPANSION AND COVERED FACILITY: Commissioner Kinney said tonight the pickleball group is making a presentation regarding possible future expansion ideas. No action will be taken by the board tonight. This presentation is the beginning of what will likely be a lengthy process.

Tom Kelly kicked off the pickleball group's presentation by saying there is a lot of want and need for both locals and visitors to play pickleball on Bainbridge Island, the birthplace of the game. Covered courts would be protected from both rain and sun. Jonathan Thwaites said the proposed covered courts would not be fully enclosed and said that they are committed to both sustainable development and regional design. Melissa Bang-Knudsen presented two concepts for covered courts and said that collaborating with the Park District and neighbors will be essential. The first concept is a proposal to move the maintenance yard and shop at Battle Point Park and replace it with eight covered pickleball courts and additional parking for the courts. The second concept is for 11 covered pickleball courts and associated parking on part of the most recent property addition to Strawberry Hill Park (formerly referred to as the Comcast Property). A slide was shared showing how the facility may look with lights for playing after dark. Erin Phillips said they want to find out which concept is most feasible, so they know where to spend their time and resources.

Commissioner Swolgaard invited attendees to make public comments.

Loanne Harmeling is a tennis player and said all the user groups need covered areas to play but she has concerns about covered amenities at Battle Point Park.

Allison Garrison said as a Battle Point Park neighbor her concern is that additional pickleball courts will increase traffic around the park.

Frank Petrie is the president of the Battle Point Astronomical Association and said the presentation tonight included an image of lighted covered pickleball courts and said adding lights of any kind to the park is not compatible with BPAA's need for dark skies.

Scott Daniels is a Battle Point Park neighbor and is concerned with both night use of the park and lights in the park.

Al Quan said what a unique resource the BPAA is and talked about the importance of dark skies.

Oscar Newman spoke in support of protecting the dark skies at Battle Point Park.

Shay Pippinger spoke in support of covered pickleball courts.

Mark Mumm spoke in support of covered pickleball courts.

Toby Miller asked what consideration has been given to the acoustics of covered courts and how lights at night could be mitigated as he values dark skies and likes to play pickleball.

Richard Velasquez spoke in support of pursuing covered pickleball courts for both locations.

Grace is a member of the BPAA, and she spoke in support of dark skies at Battle Point Park.

Commissioner DeWitt said there are neighborhood concerns as well as concerns about maintaining dark skies at Battle Point Park. Stormwater requirements and septic system capacity would have to be addressed for covered courts. Another issue is where the maintenance yard at Battle Point Park would be relocated to. Strawberry Hill Park has a lot of development opportunities. Commissioner Goodlin said there are several things that are unchanged from previous discussions about Battle Point Park such as the concerns about traffic, lighting, and after-hours use. Strawberry Hill Park is centrally located and is more of an open slate. Commissioner Kinney said having a lighted facility will necessitate a lighted parking lot for safety. Moving the maintenance yard would be expensive, and a maintenance area will still be needed at Battle Point Park. Stormwater management will be an issue at Battle Point Park and be expensive to reengineer. Pickleball participation is likely to grow, and building at Strawberry Hill Park will open possibilities as it is a blank slate. There is not as much competition with other user groups and there would be less conflict with neighbors at Strawberry Hill Park.

Commissioner Swolgaard said his concern is that there are no restrooms included in the plans but that can be worked out.

Acting Executive Director Dan Hamlin said the adopted concept plan for Strawberry Hill Park includes sports courts in the general location the pickleball group has presented their concept for covered courts at Strawberry Hill Park, but a planning effort would have to be launched to finalize that and get it approved. Relocating the maintenance yard at Battle Point Park to make room for covered pickleball courts in that location would take not just money but time.

The board gave staff direction to work with the pickleball group to refine the options.

MEETING ADJOURNED to a two-minute recess at 7:14 pm with announced time to reconvene at 7:16 pm. **MEETING RECONVENED** at 7:16 pm.

RAY WILLIAMSON POOL RENOVATION PHASE I BID AWARD: Acting Executive Director Dan Hamlin said staff has publicized two informational public meetings regarding the Ray Williamson pool bond measure. There will be a team of staff people at the meetings to share information and do a question-and-answer period at the end.

Senior Planner Matthew Keough said staff are waiting for approval from the Washington State Department of Health, which has jurisdiction over pool safety, before the Phase I permit can be issued from the City of Bainbridge Island. Aquatic Program Administrator Jenette Reneau said that one option during the Ray Williamson pool renovation closures is to utilize only the Don Nakata pool in the Aquatic Center to accommodate patrons with expanded hours and creative scheduling. The major con is that all the current users will not fit in the Don Nakata pool and there would be loss of participation. There is potential to cover the Bainbridge Island Recreation Center pool. The cons would be cost and impact on BIRC but according to projections it would result in zero loss of programming or participation. Dan Hamlin said staff have been looking into covering the BIRC pool due to interest from the board in minimizing disturbance to the swimming community during the upcoming closures for renovation. Staff would like direction from the board regarding whether to pursue BIRC as an option for displaced swimmers, keeping in mind the impacts on BIRC still need to be assessed. Jenette Reneau said she has had preliminary discussions with offsite pools, but they will not be a solution for a lot of participation. Commissioner Swolgaard asked if the offsite pools are off the island and Jenette Reneau said yes.

Procurement Manager Michelle Miller said in December 2023 staff learned the renovation would have to be done in two phases. Competitive bidding was required for Phase I based on project cost and she spoke about the bid package, bid opening, and supplemental bidding criteria. The one bid received for this project was from FPH Construction. FPH Construction met all the bid requirements and came in within the estimated cost and budget. Staff performed reference checks on four projects completed by FPH Construction in the last ten years with a budget of over 3 million dollars. The project manager and superintendent for the Phase I project worked on all four of those projects. The reference check feedback was consistently positive regarding quality of work, communication, professionalism, how they stayed within budgets and costs, problem solving ability, reliability and dependability, compliance and safety, and overall satisfaction. An internal evaluation was performed on FPH Construction and the subcontractors they listed with Labor and Industries, Department of Revenue, Employment Security Department, and to verify business licenses with the City of Bainbridge Island. Staff also held an interview with FPH Construction to make sure they understood the big picture and goals including minimizing closure times if possible and the need for the closure timeline. Park Services Superintendent David Harry said they were very well prepared for that meeting. Michelle Miller said staff are confident in deeming FPH Construction the lowest responsible bidder. Dan Hamlin said staff recommend awarding the bid for Phase I of the Ray Williamson pool renovation to FPH Construction.

Commissioner Goodlin asked if FPH Construction stated any assumptions in their proposal that differed from the bid package and Michelle Miller said no. Commissioner Goodlin asked if there is potential for the pool to be required to remain closed after Phase I is complete but before Phase II starts due to the requirements from the Department of Health. Matthew Keough said staff foresees Phase I construction being in progress right up to the beginning of Phase II. Phase II permits will be submitted as soon as possible after the bond measure results are known as the vote will decide whether it will be Phase II A or Phase II B, the permit process is not anticipated to delay either of the Phase II options. Commissioner Goodlin asked theoretically when a bid package would go out for Phase II to get the contractor lined up. Matthew Keough said in the fall of this year. Commissioner Swolgaard asked if staff checked FPH Construction's bond and insurance and Michelle Miller said yes. Commissioner Swolgaard said as an architect and a contractor invariably things that are ordered get delayed and he advised not beginning work until all parts are in hand.

MSC: DeWitt/Kinney: Move to award Phase I construction for Ray Williamson pool to FPH Construction for an amount of \$3,344,690.08.

Joy Archer said she is on the campaign committee for the bond and said the timeline issue is really important to the community.

DON NAKATA POOL LINER BID AWARD: Procurement Manager Michelle Miller said the Don Nakata pool liner was done in 2017 and redone in 2019 and the product that was used failed both times. The lawsuit to recoup the amount spent on the faulty liner was settled late last year from which the Park District received a \$300,000 settlement. The work had to wait to be performed due to the seasonally high water table. This project was budgeted in the 2024 Capital Improvement Fund for \$330,000, \$300,000 of which was from the settlement. The bid package went out in April and a bid was received from Spray Tech for August 2024 completion and budgeted at \$424,651.50. Staff would like to award this bid for 2024 completion of this project. Spray Tech specializes in fiber glass coating which is a different liner product than was applied last time. Facility Maintenance Manager Mike Omans said one reason the cost for this project is so high is that the pool needs to be sand blasted before the new liner product can be applied. Acting Executive Director Dan Hamlin said another reason it is high is due to inflation. **MSC: DeWitt/Kinney: Move to award bid for the Don Nakata pool liner replacement recovering to Spray Tech in the amount of \$424,651.50.**

Acting Executive Director Dan Hamlin said this bid award will require an amended 2024 Capital Improvement Fund budget. Commissioner Swolgaard said he does not want to go through this process again and asked what guarantees there are that this liner is going to work and be done properly. Dan Hamlin said the Park District won the lawsuit about the previous liner due to poor workmanship by the contractor in preparation before putting the coating down. Mike Omans said the bid requires the contractor to conduct testing on multiple locations to verify thickness and there is a warranty.

PUGET SOUND ENERGY EASEMENT AT PRITCHARD PARK: Park Services Superintendent David Harry said the easement was shared at the last board meeting and nothing has changed. **MSC: Kinney/DeWitt: Motion to approve the easement to Puget Sound Energy for assessor property tax parcel 352502-1-001-2001.**

STAFF REPORT

Park Services Division: Park Services Superintendent David Harry said the paving at Williams-Olson Park will happen this month. All the materials have arrived for the Eagledale Picnic Shelter renovation. The Hilltop septic system replacement is underway. The Battle Point Park septic system project design is underway. Park Services Superintendent Lydia Roush said staff is working on the farm trail, ballfields, mowing, and topping off playground chips. Both Strawberry Hill Park and Moritani Preserve are showing signs of natural regeneration of vegetation after the tree thinning projects recently completed to promote forest health. As of Monday, there will be goats at Blakely Harbor Park to assist in the effort to clear invasive species from the park funded by the Bainbridge Island Parks & Trails Foundation. Senior Planner Matthew Keough said he has been working on the Recreation and Conservation Office grant presentations for the skate park and to help replace the artificial turf fields at Battle Point Park. The staff has confidence in the release of the permit from the City of Bainbridge Island for the tennis courts at Sakai Park and are working on the bid package.

Recreation Division: Recreation Division Director Madison Collins said staff are focusing on hiring and training summer staff. An intern is starting next week who will be working with outdoor programs.

Administrative Division: Assistant Executive Director Amy Swenson said staff will be doing deep dives into the budget soon in preparation for the 2025 budget.

Acting Executive Director Dan Hamlin acknowledged the large group of pickleball players who helped clean up the courts after the windstorm this week. He reviewed how the two informational public meetings regarding the Ray Williamson pool have been advertised which includes: onsite digital advertising, website, social media, Bainbridge Island Review, email, and posters on community boards and park kiosks and at facilities. Community groups have been invited to reach out and request presentations be made to them. Rod Stevens suggested that staff reach out to Steve Burke with the Shore Aquatic Center who has offered to share their recent experience with renovation.

BOARD MEMBER REMARKS:

- Commissioner Goodlin said he and Commissioner Janow attended a Bainbridge Island Parks & Trails Foundation meeting this week.
- Commissioner Kinney brought up the idea of placing a cover over the Bainbridge Island Recreation Center pool during the Ray Williamson pool renovation closure periods. After some discussion Acting Executive Director Dan Hamlin suggested putting it on the next board meeting agenda for review and the board agreed.
- Commissioner DeWitt asked if the Park District will have an entry in the Fourth of July parade this year and Acting Executive Director Dan Hamlin said yes.
- Commissioner DeWitt said he attended the recent Bainbridge Island Chamber of Commerce monthly mixer at Fort Ward Community Hall.

- Commissioner Swolgaard said that there was a great article recently in the Bainbridge Island Review about Executive Director Terry Lande's retirement.
- Commissioner Swolgaard said Reid Hansen passed away last week.
- Commissioner Swolgaard asked about moving board meetings back to Strawberry Hill Center and Acting Executive Director Dan Hamlin said he would put it on an upcoming agenda for discussion.
- Commissioner Swolgaard asked when concerts in the park will begin, and Acting Executive Director Dan Hamlin said the first Wednesday after the Fourth of July.

MEETING ADJOURNED at 8:29 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