

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 20, 2008**

1. CALL TO ORDER

Mayor Norm Childress called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Mike Bren, Pam Horner, Diana Jennings, Jan McDonald, Bill Moore, Jesse Palacios and Joan Souders.

Staff present were: City Attorney Jack Maxwell, Parks & Recreation Director Mike Carpenter and City Clerk Anita Palacios. City Administrator Scott Staples was absent.

2. PLEDGE OF ALLEGIANCE

Alexjandra Islas, Student at Smith Elementary School, led the pledge of allegiance.

3. PUBLIC COMMENT

Brad Smith, 502 Avenue H, Grandview, leading effort with Grandview United to stop gang violence in both communities of Grandview and Sunnyside. A march for peace and community unity would take place on Saturday, October 25th, 12:00 Noon, to Sunnyview Park. Activities at the park would include hearing from community members impacted by gang activity, getting information on block watch and other community intervention strategies, listening to local music groups and connecting with community resources to help youth and promote a safer community.

4. CONSENT AGENDA

On motion by Councilmember McDonald, second by Councilmember Moore, Council unanimously approved the Consent Agenda consisting of the following:

- A. Minutes of the October 6, 2008 study session**
- B. Minutes of the October 6, 2008 regular meeting**
- C. Claim check Nos. 91766-91865 in the amount of \$178,652.95**
- D. Payroll check approval for the October 1, 2008 – October 15, 2008 payroll**

5. ACTIVE AGENDA

A. Swim Pool Direction/Recommendation

Parks and Recreation Director Mike Carpenter explained that within the City's 2008 Strategic Plan, it was a top priority to re-visit the direction of the community's swim pool facility. In April, a community outreach meeting was held as the first step in developing new directions and strategies pertaining to the future of the pool. During this meeting, community members volunteered to serve on a Swim Pool Committee to further assist with this endeavor. Over the past several months, the Swim Pool Committee has participated in a series of meetings, including a tour of smaller facilities within the region to gain further insight on how other communities were addressing their respective aquatic needs. Based on these collaborations

and discussions, the Swim Pool Committee presented the following recommendations pertaining to the swim pool direction for Council's consideration:

I. Existing Pool Facility: The current municipal pool was constructed in 1955 and renovated in 1983. This pool facility was severely outdated in terms of meeting basic programming and operational standards. Both the pool tank and deck area have shown signs of excessive cracking. In 2006, some of the major cracks within the pool tank were repaired; however the project engineer informed the City that these repairs would only extend the life of the tank for approximately five years. Simply stated, the existing facility needed to be replaced in the very near future.

II. Regional Family Aquatic Center: In 2000 and again in 2005, the Grandview Parks and Recreation Service Area asked voters to support a regional Family Aquatic Center, similar to what Moses Lake and Pendleton had established in their communities. The bond measure failed both times. In 2005, the proposal only garnered a 30% yes vote. As we look to the future regarding our community's swim facility, it was very apparent that the concept of a Family Aquatic Center had run its course within the Grandview community.

III. Scaled Back Concept: After lengthy discussion and consideration, the Committee strongly felt that a smaller pool with family friendly features should now be the focus for the community. The Committee envisioned the following components for this type of pool facility:

- 25 yard x 8 lane competitive pool tank.
- Smaller zero depth area with minimal interactive features.
- Medium sized water slide with independent landing trough.
- Lazy river component.
- Grassy picnic areas.
- Concession area to serve both pool and park patron.
- Bath house area with 1st aide station, family changing area, storage room and office.
- Mechanical room to house filters, pumps, chlorination system and heater.
- On-site parking.

These components mirrored what Othello built in 2006. Their total pool capacity was 400.

It was imperative that the City keep future additions and phases in mind by adding capacity in terms of plumbing and electrical during the initial construction phase. Consideration should also be given to include alternate provisions during the submission of proposals.

IV. Location: The general consensus was that the new swim pool facility would be placed on the existing site at Westside Park. The following positives reinforced the Westside Park site as the location that was most suitable to the plans:

- The City already owns the site therefore there would be no additional cost incurred to secure the property.
- The site was relatively flat and the size would accommodate the type of facility that was being proposed.
- There were utilities (power, gas, water, sewer, irrigation) on site already.

- The site was on the West Second Street corridor, which was centrally located and close to emergency services and public schools.
- There was limited residential area that was adjacent to Westside Park.
- The site would not displace existing athletic fields.
- A portion of the existing building structure could possibly be incorporated into the new pool plans to reduce construction costs.
- The site was recognizable and familiar for patrons and visitors.
- The site provided for future and unique programs and facility partnerships with the neighboring YVCC campus.

V. **Cost Estimate and Funding:** In 2006, Othello constructed a swim pool facility for \$2.6 million. This facility was very similar to what the Committee was recommending be built in Grandview. As prices for construction materials, fuel and labor costs continue to escalate; it might be safe to assume that the price range could approach \$3.5 million as we get closer to the target period of 2010-2011. The Committee recommended securing a solid estimate from an architectural firm as we moved closer to the beginning of this specific project.

The Committee identified the following potential funding sources for the swim pool project:

1. ***Recreation Conservation Office Grant:*** Formerly the Inter-agency for Outdoor Recreation, there were Recreation Conservation Office grant monies available for outdoor recreation projects. With the recent update to the Parks and Recreation Comprehensive Plan, the City would be eligible for grant monies during the next funding cycle in 2010. This was a highly competitive grant program that awards grants up to \$500,000 per project, requiring a 50/50 match from the applying agency. A successful bond issue, along with in-kind contributions, private donations, etc., would help offset the required match.
2. ***Bond Measure:*** A determination would need to be made regarding which entity (City of Grandview or Grandview Park and Recreation Service Area) would put the bond issue in front of the voters.
3. ***Non-Profit Organization 501(c)3:*** There was currently a group of Grandview area citizens who wished to establish a non-profit organization to assist with the financial aspects of constructing and operating a community swim pool. The Swim Pool Committee endorsed the establishment of the organization, which would bring further community awareness to the overall aquatics program.
4. ***Private Donations:*** An emphasis should be placed on securing private donations to assist with the various amenities of the pool facility. The Parks and Recreation Department has been approached by an anonymous donor who was willing to pay for a portion of the water slide. Recognition tiles, depicting business or family names, could also be used as a way to raise additional private funds for this project.
5. ***School District Programming:*** It was recommended that the City involve the Grandview School District as the overall aquatic program was coordinated. Potential programs could include: swim lessons, physical education classes, employee fitness incentives, interscholastic swim team usage, etc. It would be the intent to generate additional revenue to help reduce the anticipated shortfall.

VI. Design Build Method: The Committee recommended utilizing the Design Build Concept, which involved the owner setting the maximum allowable price for design and construction. Based on that price, contractors teamed up with architectural firms to submit their proposal. Some advantages of this method were:

1. It promoted a quicker project schedule and allowed for more coordination between the contractor and architect up front.
2. The owner holds only one contract since the contractor partners with the architect.
3. The potential cost savings was greater due to the shortening of the project schedule. This usually makes for a more economical project.

It was important to point out that there has been some recent revisions to Washington State law when dealing with a design build project within the public sector. There was currently a requirement that there must be a member of your design build team with experience with this type of project approach.

VII. Rose Garden Element: During the original community outreach meeting that was held in April, a suggestion was made to consider drafting a proposal to move a portion of the community Rose Garden to the east entrance of town so that adequate space could be made available for on-site parking to serve the proposed swim pool facility. The Swim Pool Committee fully supported this concept. It was recommended that since the Rose Garden relocation project was directly affiliated with the new pool, that the expense for this item be included in the bond measure.

VIII. Revenue vs. Expenditures: It was safe to assume that the operation of a smaller outdoor/seasonal pool facility would need to be subsidized to some degree on an annual basis. A thorough review of the program schedule, elements and offerings would need to take place in order to maximize the annual facility revenue.

Information recently received from the City of Othello reflects nearly a \$60,000 deficit in 2007 for their new facility. The total amount budgeted for 2007 was \$80,100 with actual year-end expenditures totaling \$110,991.03. Pool revenue for 2007 was \$51,271.31. The additional expenditures were the result of additional staffing and supplies. It should also be noted that the first season of the new pool operation was a month shorter than usual due to the construction schedule. In 2008, the City of Othello's pool budget included \$151,990 with expenditures through August 31st totaling \$160,380.24. Total revenue collected was \$49,625.29. The 2008 operational deficit through August 31st for Othello was just over \$110,000. Additional expenditures included chairs and umbrellas, conversion of chlorine system and concession equipment. The City of Othello was also charged \$10,000 annually to Adams County per contract since they floated the bond issue.

Councilmember Souders noted that she was impressed with the concession stand operations at the Othello pool.

Councilmember Jennings suggested that the Committee consider YVCC Grandview Campus for programming and also a revenue stream.

Councilmember Horner commended the Committee for their work on the proposed plan, but expressed concern with the deficit due to the funding issues the City was experiencing.

Parks and Recreation Director Carpenter reported that the 2008 pool budget was \$82,550. Expenditures to date were approximately \$60,000 and revenues were \$18,500 for a budget deficit of \$41,500.

Councilmember Palacios suggested that the expenditure to relocate the Rose Garden be completed by staff and community volunteers and not added to the amount of the bond issue.

On motion by Palacios, second by McDonald, Council unanimously authorized staff and the Swim Pool Committee to proceed and schedule community forums to review the proposed plan and receive public input.

6. UNFINISHED AND NEW BUSINESS – None

7. COUNCILMEMBER MEETING REPORTS

YVCOG General Membership Meeting – Councilmember Palacios attended the YVCOG General Membership meeting on October 15th in Granger. The Membership adopted the 2009 YVCOG Budget. The program speaker was Mike Martian, Yakima County GIS, who provided a brief overview of what to expect with the upcoming 2010 Census and the importance of the census to local governments in our region.

Grandview United – Councilmember Souders attended the Grandview United meeting on October 14th.

AWC Regional Meeting – Councilmember Jennings attended the AWC Regional meeting on October 14th in Richland.

4th Annual Haunted House – The 4th Annual Haunted House will take place on October 24th and 25th at the Iowa Building on Division Street.

8. ADJOURNMENT

On motion by Councilmember Horner, second by Councilmember McDonald, Council unanimously adjourned the regular meeting at 7:40 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk