City of Napoleon, Ohio

PARKS AND RECREATION BOARD

SPECIAL MEETING MINUTES

Wednesday, September 2, 2020 at 6:30 pm

PRESENT

Board Members Matt Hardy-Chair, Mike Saneholtz, Peg Funchion, Jon Knepley,

Ryan Miller, Ryan Funchion, Chad Richardson-WebEx

City Staff Joel Mazur-City Manager,

Tony Cotter, Director of Parks, Recreation and Cemeteries

Council Representative

Ken Haase

Clerk of Council

Roxanne Dietrich

Others ABSENT Rex Walker, Jim Maxcy; News Media via WebEx

CALL TO ORDER

Hardy, chair of the Parks and Recreation Board, called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the May 26, 2020 Parks and Recreation Board special meeting were approved as presented.

PICKLE BALL COURTS

Cotter said he was contacted by and then met with Jim Maxcy and Rex Walker who expressed an interest in constructing pickleball courts in Napoleon. Walker then spoke for the group in attendance tonight thanking the board for their time and consideration. Walker said they want four (4) new pickleball courts built in our community. Pickleball is one of the fastest growing games in the United States. It is a game the entire family can play. Pickleball is very popular and we think it will go well in Napoleon. Around Northwest Ohio Wauseon, Whitehouse, Toledo and Sylvania have pickleball courts and most recently Bryan put in six brand new pickle ball courts. We feel not only does it provide great recreation for our community, but players would come here from all over Northwest Ohio. From our local area we have approximately 65-70 people that play right now at the Senior Center and also at the former Wauseon Racquet Club. This would bring a lot of business to our community in the form of restaurants, downtown stores, gas stations, etc. We feel this is a win-win situation for the City of Napoleon and Henry County. We hope with the money we can raise from the recreation board, grants from the State of Ohio and the Napoleon Foundation that we could have funding for this worthwhile project. Hardy questioned the funding, especially in a year like this. That is my first issue with this. Cotter explained many communities have transformed an old tennis court, ice rink or basketball court into a pickleball court. I don't know that Napoleon has that luxury. You would be looking at a new concrete surface, that would be the bulk of the expense. The estimate received for a 60x60 pad was \$22,500 installed. That is for two (2) courts. To have four (4) courts, you would double that cost. Another \$10,000 to \$15,000 will be needed to put surfacing (a green paint floor) on there. That could potentially be done in house. You will need two (2) sets of posts for the two (2) courts that will cost \$440 or \$880 for four (4) courts. The netting that will go on would be \$220 for two (2) courts and \$440 for four (4) courts. For the chain link fence, I plugged in \$15,000. That number could be higher it all depends on how you fence the area. The estimated costs for two (2) courts is just under \$48,000 and for four (4) courts, the estimated cost would be just over \$70,000. Cotter then discussed some funding options. We could look at our capital improvement budget, potential grants and donations. Hardy said

he would have a hard time putting in a new request for funding when we have things that have been continually trimmed year-after-year. Mazur said this year we seem to be stable. Next year we anticipate going down because 2020 income taxes are collected in 2021. Some big employers were shut down for a month or two. 8% to 12% of people not working that part of the year will have its toll. We will know more by mid-September. The Finance and Budget Committee meets on September 28, 2020 and should have a better picture of where we will be at in 2021 in terms of budgeting and moving onto the next year. Saneholtz asked how much basketball courts at Oakwood are used. Cotter replied at Oakwood Park, the basketball courts are used a fair amount though they are not used as much as the basketball courts at Glenwood. Saneholtz asked if there is an area that could be shared? Cotter said of all the courts, the court at Swearingen Park gets the least amount of use. The concrete court is still in good condition over there. That would be a possibility if we are trying to cut costs on this project or at least to get something started now and look into how we want to fund something more permanently. Saneholtz commented if the budget is going to be down and we can start something at a lower cost it would make sense, unless the group wants to take the initiative and raise a lot of the money themselves. Cotter said if you want to consider transforming a current court my recommendation would be Swearingen Park. Mazur said the Senior Center has an indoor court that does get used. There was some talk of adding outdoor courts at the Senior Center but, that is considered more of a frill when they have other needs to take care of first. Saneholtz asked if there would be more opportunities to get a grant on the city property next to the Senior Center? Mazur said the Commissioners own that property. Something would have to be worked out between the Commissioners, the City and the Senior Center. Saneholtz thought the southside be a good spot. Hardy asked the group, where they would like to have the pickleball courts put at? Walker said you have to consider parking, restrooms and lighting. Hardy replied this would be a great thing to have but, will not be a cheap project. From our standpoint, knowing what the budget is going to look like and the tough choices we are going to have to make, if you can help fund it or fund the whole thing and the city could help with the process then I'm all for it. That is a lot to try to take on. Cotter said as far as location is concerned, my preference if we start from scratch would be Oakwood Park. On the City's Master Plan, tennis courts were proposed next to the basketball courts. Now, the need for pickleball courts outweighs additional tennis courts. Having the courts at Oakwood would cover parking, restrooms and there is power out there. Eventually we would need to look at lighting. We also talked about East Riverdowns east of the dog park, Ritter Park by the old skating pond was thrown out, but that would not be a good option since we will be building a multiuse path next year. My recommendation is Oakwood, that would be our best bet. We can look at the Nature Works Grant and others, there is not as much funding available as there used to be. We may be eligible for up to maybe \$40,000 there is also a 20% match on the Nature Works Grant. The grant application is due April 1st. The match could be either with city capital funds or donation in-kind or donations. This is a worthwhile project, but the only way it can happen is a combination of grant money, donations and contribution from our capital fund. Saneholtz said Oakwood Park would be a good spot. Mazur said we can look into the conversion of the court at Swearingen Park as a short term.

Motion: Saneholtz Second: Knepley

to table construction of pickleball courts, look into funding source options, look at the structure of the budget and meet with this group again.

Roll call vote on the above motion:

Yea-Knepley, Hardy, Saneholtz, Richardson, P. Funchion, Miller, R. Funchion

Nay-

Yea-7, Nay-0. Motion Passed.

AQUATIC CENTER RATES AND FEES

Cotter explained he looked at rates from various places in the area that have a water park pool. I put together two proposals and after Mazur and I met, he put a third proposal together. Hardy's question was, why is Wauseon significantly lower? If people are trying to decide where to go and both pools are similar, can we justify that much more than them? Mazur asked what is the difference. Cotter replied Wauseon's family membership was \$140 and my first proposal has Napoleon's at \$150. Wauseon's rate for a non-resident family is \$190. There is more of a difference in the daily admission. Mazur explained the rate proposal I did, since residents are already paying property taxes, some of the rates are lower than what we charge now. The outside rates would be double. R. Funchion said I like that approach because the residents are already paying for this. That was going to be my suggestion to keep the rates for residents as they are today and then the rates for the non-residents needs to be increased. Hardy asked about making all the rates an even dollar amount. Saneholtz thought the only time they will deal with actual money would be for the daily fees. People will use cards for memberships. Cotter said they will have the capability to use a card, buy memberships online. Hardy asked if you make daily memberships available online? Cotter said that is a possibility. RecDesk has lot of doables. I am not looking for a recommendation tonight. Wanted to start the discussion and get ideas. Our focus needs to be to have lower rates for residents and higher rates for non-residents. P. Funchion suggested daily rates of \$3.00 for children, \$4.00 for adults and \$3.00 for senior citizens. Hardy said at one point, a resident was someone who owned property in the city now, it looks like they have to live in the city limits. I like that better. What if live outside of the city and work in town. Cotter said in talking about residency, we even talked about a 3-tier non-resident rate; if you pay property tax, if you pay city income tax or if you pay neither, that would be difficult to try to do. I thought an easier way would be if you are a city resident, there is a pretty good chance you are paying city income tax that contributes to the pool and then more than likely you are a property owner as well, that covers probably 90% plus of who would contribute. Mazur noted I don't see anything for corporate discount like we have at the golf course, could we have that as an option? Hardy said he is all for it. Mazur said corporations that pay their property taxes and have their operations inside the city limits are paying for the pool also. Saneholtz thought the corporations may use the pool more for rentals. Cotter said we are proposing the pool rental rates like we have now \$200 for resident \$400 non-resident. We can come up with a corporate rate too. Hardy said the corporation rate could have an in-city and an outside of the city rate. Mazur said the corporate rate would give businesses the opportunity to provide a wellness option for their employees. Hardy said for those that pay the fee you could have a card that you show when come to use pool. Saneholtz asked for employees or family? Hardy said would be easiest if make it for the family and just give them an ID card. Cotter said it can be done, we just have to come up with a rate. Hardy said we are all about revenue. Miller noted you are talking different clientele than golfers. Hardy said anything worth doing is not easy. Kids are getting in for free, they are not eating for free and that is where you make money at the pool, the concession stand. P. Funchion thought we will lose money. Hardy said there is no way we are going to lose money. Mazur said it's not like everyone will be there every single day. You want more people in there. Hardy noted initially the newness will be great and eventually that will wear off. We have to look at a way to get recurrent memberships. Knepley stated membership money is guaranteed up front. Miller asked what was the difference during the 4th of July when the pool admission was already paid for? That is what the corporate would really be too for a family that work for a company that pays the corporate rate. R. Funchion asked how much money is brought in on pool revenue? Knepley thought corporations would be much more likely to buy into this if it is for the family. R. Funchion thought you can charge more if the membership is for the whole family. Hardy suggested you can always start higher and see how that goes. If you can get \$10,000 to \$15,000 of recurring revenue is good place to start. You are not going to make money but if you can close the gap. Cotter said we can put together a revised list of fees and add in the corporate membership. We

usually do rates in September. The third option is to keep rates close to what they are now for residents and increase non-residents. R. Funchion said I agree with keeping the same price, they are getting something better for the same price. Cotter said for the funbrellas, he would like to get sponsors to pay for them. The larger pools have their daily admission rates at \$8 or \$12, but those pools are a lot bigger than this pool. They Charged more for families. St. Henry has the same type as our pool and the do not have a non-resident rate, they are a more rural area. They did have a 10-day pass for \$40 and I thought that was a good idea. Saneholtz said for daily go 3–4-3 like P. Funchion suggested and look at the proposal on number 3. Cotter said proposal 2 is less money, maybe a combination of 2 and 3.

UPDATE ON AQUATIC CENTER CONSTRUCTION

Cotter reported bids were opened bids and unfortunately they came in 10% over the engineer's estimate. The Ohio Revised Code does not allow us to award bid a higher than 10% of the engineer's estimate. The bid was for both the pool and general trades contracts. The bidders could submit a combined bid, pool only or general trades only. One company submitted a combined bid. Most of the companies submitted for just the building portion. There was one company that submitted a bid for just the pool. The upside of that was, it was the bid of the pool contractor whom we assumed would be the low bidder and his bid was in align with the budget so we thought we could award the pool. Based on research done by the Law Department, we could not separate that bid out as it was part of the whole package so we ended up rejecting all bids. Mazur explained, by statute we are a chartered city and City Council is allowed to award contracts and waive competitive bidding requirements. That is what we did to move forward. Cotter added that was very helpful to us. The pool contractor is under contract and will be ready to start in a week or two. He will begin by excavating the area where they will be putting the new pool in. You will see work with the swimming pool portion first in a couple of weeks. With the building portion, we were disappointed the estimate was not where it needed to be. The consensus was this is a pool project and we needed to make sure the pool, amenities and features stay in tack. If we were to trim anything, it would have to be in the buildings. Mazur said if you look at what we are presenting, it is still a high quality product. Cotter continued looking at the revised building, we received feedback from contractors that we had a lot of money tied up in the roof itself, so we cut costs in the roof. We received a lot of feedback from a local contractor on where we could save money without cutting back on a lot. The bathhouse and clubhouse were shrunk down a little as was some deck space. There was a big cost savings in the bathhouse with the elimination of some of the restrooms. By shrinking down the square footage of the entire footprint of the pool area and inside the clubhouse and we were able to take out two of the restrooms. The offices were shifted from being an island type in the middle. Hardy asked how much deck space was reduced? Cotter replied the deck space was reduced by 500 or 600 feet. The pool contractor said we had a lot of deck space. So, we cut down on the deck space over by the slide where a lot of people will be not at, shrunk it down by 2'to 3' on the east side by the concessions and coming out of the bathhouse. The concrete was reduced to 4" instead of 6". The pool contractor thought we had a very shallow pool especially in the competitive end so we deepened that end. The slides and play features were kept in. The diving side is at 5' and goes down to 13' at the diving board. Most of the trimming was done in the buildings. The rock climbing wall was left in as an option. We were able to reduce \$50,000 on our slides. I really liked Vortex but, our pool contractor recommended we look at another company and compare with what Vortex was proposing. The slide was almost identical to what Vortex proposed for \$50,000 less. We have a contract signed with Astro Pool for \$1.6 million. We need to move the excavation of the pool from the general trades over to the pool contractor. A Change Order is going to City Council at their next meeting. The buildings are being rebid with bids due on September 16, 2020. The engineer's estimate is \$1.5 million. The pool contractor said it is common for them to come in after a season and have the pool ready to go the following year.

Mazur said he is not confident we will have the clubhouse done. The biggest issue is getting the building open for the pool. We will still have a superior product that is more than adequate.

TRICK OR TREAT RECOMMENDATION

Hardy said we cannot have fireworks but we can have trick-or-treat. Do you think communities are going to have trick-or-treat? Saneholtz said we are only making a recommendation. Mazur said the kids are wearing masks. Every Wednesday the Health Department has a community call updating everyone on what is going on and I asked the question. In reality, the recommendation is the same as anything else. You just go about your normal business and try to social distance and wear masks. There are mobs of people going up and down the streets collecting candy. Hardy said no community is going to have trick-or-treat. I'm not saying we shouldn't have it. Mazur said they are having contact sports. Hardy said I agree but, how many people are going to sit out and hand out candy? Saneholtz said for the sake if they can have trick-or-treat, I will make the recommendation of Thursday, October 29th. Cotter said he will stay in communication with the Health Department. City Council will have to make the final decision. At least we have a date recommended to Council if they decide to go ahead with trick-or-treat. Mazur said this was put out as a discussion point. We are still months away from a definitive answer. Everyone is more concerned about schools right now.

Motion: Saneholtz Second: Knepley to recommend the date of Thursday, October 29, 2020 for Trick-or-Treat if it can be held

Roll call vote on the above motion: Yea-Knepley, Hardy, Saneholtz, P. Funchion, Miller, R. Funchion Nay-Richardson Yea-6, Nay-1. Motion Passed.

AROUND TABLE

MILLER. No items. KNEPLEY. No items. HARDY. No items.

P. Funchion. Are we doing any fall sports? Cotter, we started flag football registration late July and had discussion with both of the program coordinators. At that point contact sports had a lot of guidelines, we reached out to Mark Adams and asked him if flag football falls in that category and he said "yes it does". Both coordinators strongly recommended we do not have flag football. We felt we could make the volleyball program work being a non-contact sport until we tried to get a gym. The schools are not allowing any outside groups to come in. The volleyball and basketball programs are on hold. We will have to wait and see if and when the school allows outside groups to come in. Right now we are in a holding pattern. It has been disappointing.

R. FUNCHION. No items.

SANEHOLTZ. Just a thought, about half a dozen times on Wednesday night we golf from 5:00 -7:00 pm and put the carts away and no one is at the clubhouse. In the olden days, someone came back and put things away around 8:30 -9:00 pm. This year golf has exploded because of COVID. If you are looking for a restroom, the door is locked. The same thing could happen next year. Golf has flourished. I am not trying to point fingers at the staff, just saying if golf keeps flourishing, we have to be ready next year on April 1st and on the evenings. After the big scramble we had last Wednesday, people were going out afterwards. I may go out at 7:00 pm to play five holes and could hardly do that this year. There was

nobody out there to take care of me. We could have missed sales this year. Just a suggestion if this goes into next year. Cotter said he will look into it, generally they are to stay until 8:00 pm.

RICHARDSON. No items.

COTTER. Of all the negative and disappointing stuff for the rec programs, people have been able to golf. We have had a really good year. Our sales are up 40% from last year. We exceeded our revenue from 2019 probably the first ten days in August. The course is beat up as it is not used to that much play and plus with the drought condition. There is a young man who has an Eagle Scout Project he wants to do at Ritter Park. There are two tandem swings down at Ritter Park. One was broken and we took it out, the second one is in disrepair and we will remove it. This young man will replace those in the next month or two.

ADJOURNMENT

Motion: Miller Second: Saneholtz to adjourn the Park and Recreation Board meeting at 8:09 pm

Roll call vote on the above motion:

Yea-Knepley, Hardy, Saneholtz, Richardson, P. Funchion, Miller, R. Funchion

Nav-

Yea-7, Nay-0. Motion Passed.

Approved

September 30, 2020

Matt Hardy - Chair