

**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	Rex Walker, Jim Maxcy; News Media via WebEx

ABSENT

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

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.

