

Recreation Commission Meeting Minutes June 21, 2023

Call to order at 6:00 pm by John Roach

In Attendance: John Roach, Erin Hoskin, Greg Burger and Duke Schaefer

Absent: Erin Hinkel

Meeting Minutes:

- No changes were requested for the minutes presented on May 10, 2023 – minutes approved

Update on Gemini Center Legislation (Mayor Cooney)

- PowerPoint Presentation
 - Timeline discussed of new issue starting with 2019 roof repair
 - Leaks found in February, 2021 and investigated by CRI
 - Investigation of roof leaks found water source as PoolPak leaking into enclosed roof unit
 - March, 2021 a proposal from Karpinski was recommended by CRI which included replacing 3 HVAC rooftop units while using a crane to replace desiccant units
 - May, 2021 CRI investigated the envelope of the natatorium and makes proposal to create a bid and specifications. Presented to City Council
 - July, 2021 ordinances 21-56 was passed to allow Willham Roofing to purchase roofing materials
 - July, 2021, ordinances 21-47 and 21-46 were passed authorizing reimbursement of roofing investigations by Willham and CRI to create bid & specifications
 - Issues that need remedy include:
 - Corrosion throughout natatorium
 - Cables holding duct work
 - Fire suppression equipment rusting and deteriorating
 - Water feature valves rusting and deteriorating
 - Corrosion on slide steps, lights and fixtures
 - Curtain wall window supports rusting
 - Play feature rust and corrosion
 - Exterior gates not meeting code
 - Outdoor slides needing to be removed
 - Further investigation noted that:
 - there were issues with concrete and finish
 - Moisture issues in concrete, entering gaps around lights, drains, jets and behind walls
 - Failed waterproofing on gutters
 - Leak between 2 pools
 - Pool Construction History discussed
 - Contractor Camps' started project. Capri took over "held harmless" for all of Camps' work
 - Survey done in December, 2022 with 1,616 responses
 - 69% agreed or strongly agreed that the pools should be reconstructed
 - 64% voted to support a real property tax increase
 - 78% wanted leisure pool, 71% wanted competition pool, 62% wanted a play feature, 56% wanted a hot tub and 52% wanted a sauna
 - Ordinances passed for pool use agreements with Rocky River, Westlake and North Olmsted
 - 2021-2022 = 622 visits per month to RR and WL
 - 2023 = 95 visits per month to North Olmsted
 - CRI's chosen as Envelope consultant: past projects and clients include Bedford Heights, Southwest General Hospital Lifeworks, Lorain County Metro Parks, Solon Schools, CSU, Capital

- Brandstetter Carroll chosen as aquatic consultant: past projects include: 145 outdoor municipal aquatic facilities, 48 indoor natatoriums, 50 spray grounds, 80 park system master plans, 300 park design projects
- CRI investigated the non-natatorium roofs and designing bids and specs for repairs and 10 new HVAC/RTUs along with Karpinski
- Terracon Concrete Core analysis was completed
- Project Plan details shared with total estimated cost of \$14,704,233.00
- Timeline of completion pending successfully November ballot is Fall, 2025
- Timeline if repurposing could be December or later in of 2025.
- Resolutions 23-15 and 23-16 were discussed.
 - 1.5 mil levy
 - \$100,000 of appraised homeowner property value is \$52 annually
 - Median property of \$250,000 would pay \$130 annually, less than \$11 per month
- Questions from Commission
 - Schaefer: do we have enough information for a final scope? - Yes
 - Roach: have we talked to Cleveland clinic about financial assistance? – Not yet. We need to know what the final project will be. We have a list of people to ask and have asked for money through grants and proposals. We’ve been recommended for 3 projects from congress.
- Questions from visitors
 - Jeff Szemplak: Is the roof going to be redesigned to not be flat? - It is being redesigned but will remain flat. Desiccant unit redesign will be happening too
 - Christina Petris: Is it a total rebuild, repairs? – a full rebuild is proposed and estimated
- John Roach asked if administration is looking for support? Mayor Cooney said if the commission is inclined to support, they would like it. Greg Burger suggested doing it now would be best due to timing. Director Kemp provided a copy to the members to read and sign. Determined to be read at the end and signed.
- John Roach suggest to move the resolution passage to the end of the meeting.

Recognition of Visitors/Questions from visitors

- Ray Johnston: Has council looked into any other financial solutions to the pool and Gemini center? – Greg Burger answered that additional funding is being discussed. If received after levy, it can be paid down. Looking into any other possible fees to help.
- Ray Johnston: Have we looked into revenue generation such as price increases? – Director Kemp discussed increases in membership fees and possible results, including non-resident memberships at a premium. Membership increases is a sticky issue nor will a membership increase pay for this project. It would help towards paying for the operations
- Christina Petris comment: levy and situation make her sad and mad. Thinks that the levy should be the last option. Suggests a phased plan or an entity purchasing the space and leasing it back to the city. Schaefer and Roach commented that we’ve done our work and at the point where the voters should have their opportunity.
- Bridget King comment: in the investigation that we’ve been doing for only 2 years was for the pool section, the rest of the building was not part of this until recently. Will the rest of the building crumble down when we repair? – Director Costello discussed the new investigation and the air handling, RTU’s, cranes, economy of scale, etc.
- Jeff Szemplak: Did we have a cost of overrun built in? – Yes, the total cost estimate is \$14.7m. The levy itself is \$12.9m
- Public comments closed by John Roach

Director’s Report (Kerry Kemp)

Financial Updates

- Revenue & Expense Summary 2023 YTD vs 2022 TYD

- Revenues exceeding expenses
- Largest change in expenses is in capital expenses for parks and maintenance of the Gemini Center

Gemini Center & Facility Updates

- Gemini Center update
 - Demo Tire Machine
 - New Equipment: Ab Machine, Leg curl, Portable Sound Systems, Concept II Rowers, cable machine attachments, etc.
 - Spin Bike Legislation, 3rd reading July 3
 - Shutdown: August 21-September 4 – gym work legislation in council
 - Curtains, rims, safety protocols
- Bain Playground Ribbon Cutting was Friday, June 9.
 - Discussion on the Cheese: idea for families to submit old pictures of themselves with the cheese
- Bain Park Restrooms are open. Are there plans for demolition of old restrooms? – Director Costello commented that looking for funding to do so, possibly through grants.
- Morton Tennis/Pickleball Courts in engineering stage
- Morton Splash Park – new law that we had to adjust jet streams. Delayed opening 30 min.
 - Debra Shenko comment/question: this is a neighborhood park that we are cramming so much into it with tennis courts, pickleball courts, splash park, playground, soccer field and only 20 parking spots and 2 bathrooms that are not open when they are supposed to be. There is constant noise, garbage, swearing and rap music on basketball courts and we're going to put a basketball court next to the playground. The playground is never maintained and there is no mulch. – Director Kemp answered all of the playgrounds are getting new EWF mulch for all of the playgrounds. For the park footprint, we are adding only one court, no further tennis courts, the pickleball courts will be within the current pickleball courts. Director Costello added that the police should be called when there are issues. Auxiliaries are now in the parks. John Roach asked resident to send a message to Director Kemp so we can have a side meeting to discuss Morton further.
- FHS Stadium receiving a donation of new sound system from the FPAC.

Programming Updates

- 2023 Program Guide is online
- Athletics
 - Spring Volleyball VB Banquet Mon, June 26, 6pm @ Bohlken Pavilion
 - 5-6th Grade Tackle Football registration is live
 - 3-4th Grade Tackle Football will have 1 team. Equipment is in
 - Registration open for fall sports (FFB, Soc and VB), summer tennis, summer VB clinic and Link/Argento Basketball camps
- Jump Start Sports Summer Camp, June 5-August 11
- Fitness & Wellness
 - The schedule has 27 weekly classes
 - Started a ticketing process for Silver Sneaker Classic Wed, 10:15 class
- Community Events
 - Sunday Pickleball extended through the summer
 - Summer Camp and Adapted Safety Town registration is open.
 - Safety Town Begins Monday June 26
 - Touch a Truck – June 10 recap
- July date needs to be discussed for Rec Commission meeting

Board of Education (Ms. Hinkel):

- No Report

Council Report (Mr. Burger):

- Funds authorized for 3 new police cruisers

Individual Park Report:

- Bain Park: Playground looks great. Is there a chance for more picnic tables near the playground?
- Morton: everything looks good
- Nelson Russ: no report
- Bohlken: Very busy, a lot of activity. Police in park after hours. Park looks great!
- All Parks: EWF going into all of the parks. Weeds will be addressed soon.

Commissioner's exchange:

- No Report

Adjournment: 7:40pm

Next meeting: TBD