



**Des Moines Pool Metropolitan Park District  
22015 Marine View Drive South**

October 1, 2018  
3:00 p.m.  
District Office

**MINUTES  
SPECIAL RETREAT MEETING**

**CALL TO ORDER/ROLL CALL**

President Overmyer called the meeting to order at 3:00 p.m. Present were Commissioners, Dusenbury, and Young; District General Manager Deschenes and District Clerk Linda Ray. Commissioner Achziger arrived at 3:10 p.m. and Commissioner Kasnick arrived at 4:51 p.m.

**PLEDGE OF ALLEGIANCE** – District General Manager Deschenes led the flag salute.

**ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS** -- None

**PUBLIC COMMENT** – None

**BUSINESS**

**a. 3<sup>rd</sup> Quarter Financial Update**

District General Manager Deschenes reviewed 3<sup>rd</sup> quarter finances explaining that some of the line items will be better allocated in 2019. Line items on the services contract, fingerprinting/background checks, and benefits are over, as well as pool supplies and chemicals. It was noted that because of the first major project starting in 2017 and ending in 2018, many pool expenses were unpredictable. We will do an adjustment at the end of 2018.

Commissioner Dusenbury inquired about the interfund loan repayment. District General Manager Deschenes that it kicks in as an overdraft account and was budgeted in 2018 accordingly. He also commented that we would not need the whole \$300K that was requested.

The DGM continued to report the District had received our \$75,000 award from King County as well as a payment from the Seattle Metropolitan Aquatic Club in the amount of \$4,146 which will appear in the September financials.

We expect to end 2018 with a balance estimated between \$375,000 and \$403,000 without any other major repairs.

**b. 2019 Budget**

President Overmyer asked the Board how they prefer to see the pool and District expenses; separated or together. At present, the budget lines are separated into Administration for District expenses, Operations for the pool expenses, and Capitals. Commissioner Young offered that the District supports only one facility and feels the budget should be merged.

**22015 Marine View Drive South, Suite 2B Des Moines WA 98198**

To enhance our community's quality of life by providing access to and promoting participation in aquatics programs

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President Overmyer urged that this might be something to think about in the budget process. In addition, she directed District General Manager Deschenes to put together a discussion for next month's meeting regarding grants.

District General Manager Deschenes mentioned that he had attended an MRSC webinar on budgeting which addressed how to set up a CIP.

President Overmyer addressed the District's connection with the School District's budget process and that the District should have the ability to be part of their 6-year plan. She feels the importance of being included in their meetings and other discussions regarding the budget process.

A discussion ensued regarding impact fees and how to coordinate with the City of Des Moines. President Overmyer suggested assistance from legal counsel, Brian Snure, or an MRSC rep in the form of a retreat with the Board.

District General Manager Deschenes continued a review of the 2019 budget numbers. A question was asked about repairs that are needed to the parking lot and sidewalks and whether that is the responsibility of the District or School District. It was the feeling of the Board that the School District should take responsibility for anything on pool property that applies to the High School grounds. DGM Deschenes has had previous conversations with the School District including sending a recent email with pictures showing trash from students. It was decided that conversations should continue with the School District in this vein.

A brief discussion arose regarding the pool vendor, NW Landscape, which is now being monitored by Aquatic Manager Finazzo.

President Overmyer indicated that this being the first draft of the 2019 budget, conversations would continue at subsequent meetings until adopted.

Discussion went on to the 2019 levy rates. District General Manager Deschenes stated that the levy on first pass would be approximately \$.492, however we do not have the assessed value yet. Median home value is \$265K according to the recent census lowering taxes to \$6.05/mo.

President Overmyer asked for questions and comments from the Board members. It was commented that this present draft was a good start to the process.

### **c. Closure**

Aquatic Manager Finazzo reported on the closure for the update to the roof, clerestory, and brick refacing. The clerestories are in. The installers will be back on Thursday to pull the visqueen from the pool surface and indicated that he or the DGM would be on-hand at the facility when this is done. A punch list is being produced by the School District and their contractor. Next, a discussion will be had with Doug DuCharme (contracted architect) regarding whether or not to drain the pool while warranty work is being performed.

AM Finazzo will assemble some of the lifeguard staff to clean the pool facility post-project and indicated that even though it was stated in the contract with Werlech Construction that a white-glove cleaning would be done, it fell short and an independent cleaning company was brought in.

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Commissioner Achziger asked when would be the timeframe for pulling the pegboard from the walls in order to replace it and hang banners? President Overmyer asked the Commissioner if we could order pegboard that was already sealed. The Commissioner indicated affirmative. DGM Deschenes said he would check on availability with U-Line.

Regarding warranty work, District General Manager Deschenes is scheduling a meeting with Doug DuCharme to discuss a plan for Anderson Pool to inspect the pool. From that meeting, warranty work will be scheduled. They are presently awaiting Highline School District for substantial completion to release the building. The DGM will email the Board, Project Manager Romano, and Mike Werlech with any information that comes from their meeting.

President Overmyer gave kudos to the Highline School District for taking on and funding the roof repair, clerestory windows, and brick repair projects, stating that the scope was much larger than they anticipated.

**A recess was called at 4:25 and the meeting reconvened at 4:35.**

President Overmyer commented on an earlier discussion regarding pool grounds landscape maintenance and the renegotiation of the contract with Highline School District. Presently, the District is responsible for lawn mowing at the pool and is contracted with NW Landscape to perform this task.

#### **d. Board Committees**

Commissioner Achziger commented on a disruption of swim classes for the last 4 years, citing the closure over the summer of 2017, the startup over the last few months, and previously due to a lack of advertising by the previous management company when it was thought the facility would be closed for repairs.

The DGM commented that annual maintenance and repairs should be scheduled earlier in the year, so the timing does not affect peak lesson season.

The discussion shifted to the school banners project headed by Commissioner Achziger. It was decided to go with 18 individual banners hung on pegboards around the pool area. It was reiterated that sealed pegboard would hold up better in the humid environment.

#### **e. Future of MRP**

With the lease expiring with Highline School District in 2022, the DGM encouraged the Board to open communication with the members of the School District board with respect to capital projects and major repairs to the pool building.

He talked about an issue with ballot language prior to 2009 that obstructs the District's ability to obtain bonding. Legal counsel is working to change that language. In the meantime, if funding is needed for overages due to major projects, King County is our resource, but KC Finance stated that they are hesitant on providing interfund loans.

The DGM continued that the future of MRP is contingent on three options. 1) Doing nothing, 2) expanding the current site of the facility (approximate cost of \$24M), or we build a new facility with a community center with competition pool and track on another site (approximate cost of \$66M). President Overmyer commented that none of this can be accomplished without partnerships, and particularly with Highline School District. One of the possible sites for a new facility is the Des Moines Elementary School which the School District would like turned into a public facility. We would also be able to partner with the Wesley development which is in proximity to the school.

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At present, BRS is waiting to present a final report on the feasibility study until the Board decides on a site. Priorities after that are to get bonding language changed, meet with Highline School District, meet with local agencies, the city, the college, and the county, hold public meetings to get feedback, and move forward.

Commissioner Achziger mentioned a site option at Pacific Middle School. President Overmyer indicated that school is not interested in providing swimming in their curriculum, but instead want to add to their classroom space.

**GENERAL DISCUSSION**

President Overmyer closed the meeting by asking the Board for a special meeting on November 1<sup>st</sup> at 5:00 p.m. in order to complete discussions about the 2019 budget. She encouraged the board to send input on the direction of the pool facility and with whom to partner to District General Manager Deschenes in order to continue that discussion at the next meeting.

It was noted that Commissioner Dusenbury would be out of town from 10/17 to 10/21.

**UPCOMING MEETINGS –**

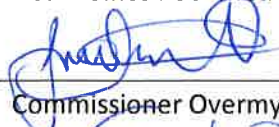
- October 16, 2018, Regular Board Meeting, 5:00 p.m., District Office
- November 1, 2018, Special Meeting, 5:00 p.m., District Office
- November 20, 2018, Regular Meeting, 5:00 p.m., District Office


**ADJOURNMENT**

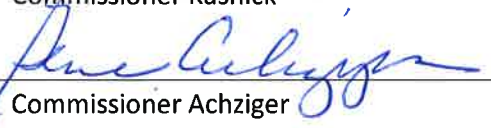
There being no further business, the meeting was adjourned at 5:40 p.m.

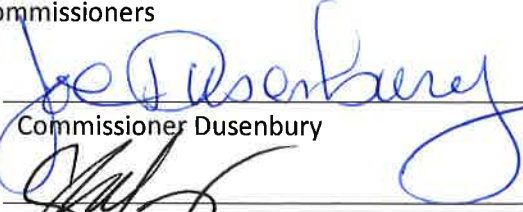
Respectfully submitted by Linda Ray, District Clerk


Des Moines Pool Metropolitan Park District Board of Commissioners

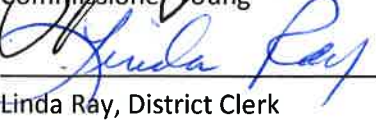
  
 Commissioner Overmyer

  
 Commissioner Kasnick

  
 Commissioner Achziger

  
 Commissioner Dusenbury

  
 Commissioner Young

  
 Linda Ray, District Clerk

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