



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

December 18, 2018
5:00 p.m.
District Office

**MINUTES
REGULAR MEETING**

CALL TO ORDER/ROLL CALL

President Overmyer called the meeting to order at 5:00 p.m. Present were Commissioners Dusenbury and Young; District Clerk Linda Ray and District General Manager Deschenes. Commissioner Achziger joined the meeting after the official start.

Also present was Des Moines resident Brian Jacobson whose daughter is a swim team member with the Seattle Metropolitan Aquatic Club.

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

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS -- None

PUBLIC COMMENT

Mr. Jacobson stated the reason for his attendance at the meeting was to express his frustration over a lack of information about the closure and a re-opening date. He asked the Board if the issue was being given the urgency it deserves while stating the hardship it is presenting not only to his daughter, but to the community.

President Overmyer offered to answer his questions and stated that the Board would be updated with new information as well. It was explained that some of the warranty/defective issues have been done and others are still being reviewed by the contractor but that they have not given us a definite re-opening date. President Overmyer also expressed the Board's frustration with the inability to obtain final answers from contractors and sub-contractors.

President Overmyer asked the Board to move on to the Consent Agenda and stated the discussion would return to the defective work immediately afterwards.

CONSENT AGENDA

Commissioner Dusenbury moved to approve the Consent Agenda including the vouchers and electronic funds transfers processed in November 2018 totaling \$56,959.44; Commissioner Achziger 2nd. With no discussion, the motion was passed 4-0.

OLD BUSINESS

a. Closure Work Update

President Overmyer updated the Board on the defective work. The liner has been replaced and the pool is now experiencing cracks in the new liner throughout the whole pool. District General Manager Deschenes showed the Board members and guest, Mr. Jacobson a rendering from the architect. He explained that the pool had been drained

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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at the request of the contractor in order for the cracked liner to be inspected and repaired. The additional cracks appeared after the pool had been refilled.

President Overmyer stated that we are trying to determine if the pool is safe to open or if the cracks will affect a re-opening scenario. The Board and the District are aggressively working with the contractor, but don't want people in the pool if it is unsafe.

Mr. Jacobson asked the Board to explain the safety issue. President Overmyer stated that we don't know if the cracks are harmful to individuals' feet or to the liner. The Board needs for someone to tell us if the pool is safe to open. The cracks have been examined by the contractor and there are more cracks than originally thought. We are in communication with the vendor that applied the product and we are now asking if it was applied correctly. These questions have not been answered for us satisfactorily which is problematic. The pool is not losing water noticeably and if it is, it is a very small amount.

Mr. Jacobson asked for a brief summary of what has transpired over the last 3 months. The DGM gave the explanation, saying that we were supposed to be complete with the major work in September. In addition to the renovation, the facility experienced failing brick falling from the interior walls and beams that support the clerestory windows, roof leaks and installation of the clerestory windows. All issues were addressed by Highline School District who could not schedule with contractors until the end of the summer. The issues caused HSD's project to extend an additional over 8 weeks.

Commissioner Dusenbury also added that even though the District manages the pool, the property and building is owned by the Highline School District. The District maintains full responsibility for repairs and maintenance as per our contract. The school district did offer to repair the roof, clerestory windows, and spalling brick, but could not schedule the work during the initial planned closure in 2017.

Mr. Jacobson thanked the Board for their time and exited the meeting.

Commissioner Kasnick joined the meeting at 5:20 p.m.

Discussion on the defective work continued. Contractors are meeting with the DGM and President of the Board at the pool tomorrow (Wednesday) to communicate their determination of the work that has to be done. After that, the Board and legal counsel will meet to discuss next steps. President Overmyer asked the DGM to set meeting availability for after Christmas with Tom Burke.

District General Manager Deschenes stated that he had met with Mike Werlech of Werlech Construction last week and that he seems to be committed to getting things fixed though Werlech has yet to meet with his sub-contractor at Anderson Pool who will do the actual repairs.

Commissioner Dusenbury stated that it is know the same product was used by Werlech and Anderson at the Auburn pool when it was renovated some time ago. Commissioner Achziger added that the Tukwila pool was also experiencing plaster chipping recently after brushing the bottom of the pool.

President Overmyer suggested to the DGM that he lead a visit to the pool after the meeting for any Board members that are interested.

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b. Capital Improvement Plan

President Overmyer stated there was no update on this subject and that the CIP would be on the agenda at the first retreat at the end of January 2019. She continued how important it was for BRS to know the Board is in agreement about closing out with today's pricing even though there is no imminent plan to build. The Aquatic Feasibility Study is still in draft form and needs to be reviewed, adopted, and then published.

President Overmyer called for a motion to finish the Aquatic Feasibility Study with today's 2020 construction numbers in order to finalize the study. Commissioner Kasnick 2nd. No further discussion. Passed 5-0

c. Interfund Loan

President Overmyer stated the Board had discussed extending the Interfund Loan for a year, however, Mike Smith from King County Finance recommended not to extend. Mr. Smith stated he would rather fast track a loan application in 2019 if a loan is required, but that the present one should and would be closed out. At the present time, we will end the year with a positive \$600K in the bank and have paid only \$224.00 in interest showing we do not any longer have substantial need.

Commissioner Achziger was concerned about timing of a new loan should the Board find substantial need during 2019. DGM Deschenes stated that King County has promised they will process an application within 2 weeks if it is needed.

d. Levy Certification Update

President Overmyer assured the Board that the levy paperwork had been turned in to Hazel Gant at King County and that our levy rate stands at .2577% per \$1,000.

NEW BUSINESS

a. Staff Reviews

The subject of Board participation in pool staff and administration reviews was raised due to 2019 budgeted wages at the November 20th meeting by Commissioner Achziger. He stated that he was not interested in having the board set wages but was more concerned about allowances of 5% and 15% presented in the 2019 budget. As the average is 3% generally, Commissioners Achziger and Young feel the Board should be in charge of the amount of annual increases given to the District General Manager and the Aquatic Manager.

President Overmeyer stated that the Board already oversees the reviews of both of those positions.

DGM Deschenes feels the review for the Aquatic Manager is under his domain. He explained the Aquatic Manager's salary was set too close to what a Coordinator makes when the Manager was hired and without a salary matrix that needed information from the WRPA Aquatics Salary Survey to support in 2018 the wages were not competitive. A matrix will be published in Spring 2019 and an evaluation will be made at that time.

President Overmeyer asked District General Manager Deschenes to provide the Board with an annual review process so that they can determine if changes should be made.

b. 2019 Calendars

President Overmyer would like to eliminate the meeting on January 8th in favor of a retreat later in the month. At the regular meeting on January 15th, a President of the Board and a Clerk of the Board will be elected. She then asked

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the Board members to review the Calendars before the next regular meeting and be prepared to discuss date and time changes if needed.

GENERAL DISCUSSION

Commissioner Dusenbury stated that he and the DGM had a very good meeting with Tom Burke who is acting legal counsel for Brian Snure while he is on holiday vacation. Mr. Burke is knowledgeable about what we have to do and how to handle the issues at the pool with regard to the defective work.

Commissioner Achziger offered to the Board color logos of the schools to be represented on banners at the pool.

President Overmyer asked Commissioner Achziger if he is available to discuss draft communications at an Outreach Committee meeting and requested the DGM to schedule.

Commissioner Young told the Board that he will always need to be on call in the future for his father who is ill.

ADJOURNMENT

At 5:53 p.m., President Overmeyer adjourned the regular meeting. Three Board members (Commissioners Dusenbury, Kasnick, and Achziger), representing a consensus, left for the Mt. Rainier Pool with District General Manager Deschenes to review defective issues.

Commissioner Dusenbury moved to re-convene the meeting at the pool at 6:10 p.m. After the DGM reviewed several issues, Commissioner Dusenbury moved to adjourn the meeting at 6:19 p.m. and Commissioner Kasnick 2nd. The motion passed 3-0.

UPCOMING MEETINGS –


- January 15, 2019, 5:00 p.m., Regular Meeting, District Office
- January 29, 2019, 5:00 p.m., Retreat Meeting, District Office

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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