

**Canon City Area Metropolitan
Recreation and Park District
575 Ash Street
Canon City, CO 81212
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**SPECIAL BOARD MEETING MINUTES
July 18, 2023**

CALL TO ORDER The Canon City Area Metropolitan Recreation and Park District Board held a special meeting with the City of Canon City – City Council starting at 6:00 p.m. in the City Council Chambers at 128 Main Street.

ROLL CALL

Board Members:

Present: Nick Sartori
 Joel Dudley
 Melissa Smeins
 Andrew Palmasano
 Cooper Trahern

Staff: Kyle Horne Executive Director
 Dawn Green Finance Director

Attorney: Dan Slater

City Manager: Ryan Stevens

City Council Members: Ashley Smith John Hamrick
 Tim Dennehy Andrea Stein
 Amy Schmisser Emily Tracy
 Kathy Worthington

MEETING NOTES:

This joint meeting was a workshop to discuss the pool. City Manager Ryan Stevens began the meeting by asking Executive Director Kyle Horne to provide a recap of the recent Recreation District board meeting. Kyle started with a presentation giving an overview of the Recreation District and its funding. The Canon City Area Recreation District is the lowest funded Recreation District for our size and population served in the state. The lack of recreation funding in this community affects the ability to replace the pool. The

Recreation District must rely on volunteers to offer programming and grants and donations to complete capital improvement projects. The District has budgetary limitations and no dedicated tax for capital improvements. The pool has lasted 57 years, but its estimated life span was 25 to 30-years. During its final years of being open, the first big decline in attendance was marked after the slide was removed in 2018. This year the pool was re-evaluated by Connor Riley (of Councilman-Hunsaker). With the state of the facility, it couldn't reopen this year. Kyle stated we have to replace the pool.

He then showed the two concepts for replacement on the current Icabone pool site provided by Councilman-Hunsaker. The concepts are designs to start a conversation about the pool. Concept One shows two bodies of water and includes a vehicle drop off lane. It follows today's standard design which includes zero entry and play structures (this one showing an inflatable bridge) in the leisure pool. The lap pool includes a zipline, diving boards, hoops and starting blocks. There is a separate double slide. Concept Two has a single slide that drops into the pool and a lazy river. The Recreation District received questions about a pool replacement and reviewed them with Mr. Riley. In summary:

Cost - \$2.5-\$3 million for just the pools; full cost of replacement factoring in inflation and a 2025 build is estimated at \$10-\$11 million.

Construction – Commercial pool building is a niche market with few builders, and it requires expensive equipment. The estimated construction cost in 2025 is \$375 -\$450 per square foot. Local builders cannot do it. There are at least 10 different state and federal building codes that require compliance.

Design – The concepts presented are designed to serve a community of our size and work for all demographics. Pools are no longer constructed like the old pool. The concepts presented are not a Rolls-Royce design but are expected to last 50 plus years, factoring in a capital reserve for maintenance and upkeep.

Year-Round Options – One option is to heat the outdoor pools; another is to construct enclosures which cost approximately \$500,000 for materials. This does not include HVAC systems.

Repair the Pool Using Gunite – This would reduce the depth of the pool outside of code. This does not address issues that would arise with the skimmer, gutters and water flow. The Recreation District does not have the funds to take on these issues one by one.

Kyle spoke to numerous pool experts about the Icabone Pool facility including those at Terracon, Associated Pool Builders, Connor Riley (at Councilman-Hunsaker) multiple engineers, and repair companies.

The Recreation District Board closed the facility as a safety issue. The focus now is to move forward. The Recreation District Board authorized an RFP for a feasibility study to determine where the community wants to go. It would include a survey and pro forma work.

A discussion followed.

Board member Andrew Palmasano stated he attended the meeting at the pool and has spoken to members of the community who are worried about the cost and location of the replacement. It is important to inform the community of the facts and the community needs to step up and let us know what they want.

The feasibility study is expected to cost between \$25,000 and \$60,000.

Council Worthington stated that the community needs to understand why we need a pool to help our community grow.

Mayor Smith floated the idea of using the basketball court as a parking solution if it isn't kept.

There was discussion about having a separate area for younger children for safety reasons, and the strain it puts on parents having to supervise children that may be in different age groups. ADA compliance requires zero entry even into a wading pool.

The feasibility study would include focus groups, surveys and moderator lead public discussions to draw out what amenities the community wants. All options should be on the table.

In reference to the ballot question asked in 2021, who voted was discussed. In the 2024 election year, there should be more voters participating. Council Dennehy talked to people after the 2021 election, and he received responses from "no" voters that they didn't want their taxes raised. He stated a pool is important to our community as it is for every age group.

City Manager Ryan Stevens directed the discussion to what are the possibilities. Is there support for a property tax? Should the City run a sales tax initiative? And could the City build the pool and lease it back to the Recreation District to operate? A .25 cent sales tax raises approximately \$1.2 million. It could stay in place for 15 years to build the facility.

Kyle Horne stated that the Recreation District does need help with what we currently do, and it would be important to build a capital reserve for replacement parts and maintenance upkeep for the pool facility.

Board member Cooper Trahern stated that a sales tax makes everyone pay. Florence's effort worked.

A year-round aquatics center is the most expensive to maintain.

A facility would need to make money to help with cost recovery and reduce the subsidy needed to operate it.

The meeting was opened for public comment.

Tim Payne stated that having a .25 sales tax that sunsets is a viable option. It is imperative the mill levy for the Recreation District needs to increase. If there are two separate questions, it would be a problem if one passes and the other doesn't.

Finnian stated a pool would be good as it is good to hang out with your friends there.

Randy Esquibel (with Citizens for a Pool) shared comments and questions that came up on their Facebook page:

Has the community looked at a YMCA? Kyle answered that feasibility studies for this were conducted in the 1990s, 2009 and in 2017/2018. The YMCA is fee based. The feasibility studies didn't pass. The Recreation District does offer facilities and programming and is established in the community. The District is fiscally responsible and has solid attendance numbers for its programs. Having a YMCA would be duplicating services. YMCAs are not in rural communities as municipalities and Districts take that role. With a YMCA we would have to fund building the facility.

How does the bid process work? For construction, an RFQ (Request for Qualification) would happen first and then the next stage would be to ask for proposals. Ryan Stevens said the City uses BidNet to attract interested

parties and the process is competitive. COPS/Bonds would be used to raise funds.

Is there a way to work with the Florence pool for swimming lessons, perhaps by providing buses? The Florence pool is completely booked with swimming lessons and parties.

Is the Swim Team involved? The swim team is actively involved. When they used the Icabone Pool as their base they would pay for the use of the facility for their practices and swim meet. The swim meet brought in a lot of people, which was a benefit to the City's economy.

Is there a way to partner with the School District? Ryan Stevens has reached out to the school districts.

Can marijuana tax money be used? Ryan Stevens didn't know if a tax would raise enough money for a pool. Ashley Smith stated most communities don't make a lot of money from this tax and it was defeated here in the past. Regarding taxes, Dan Slater stated that this year's deadline to ask a tax/Tabor question for the November election can't be met. We don't have the information necessary and the electorate for this upcoming odd year election looks like the electorate in November 2021. The next realistic option is November 2024.

Parking at the Pool is inadequate. Options are being looked at and it is too early to answer this question. It is a topic to discuss with the School District.

Can the demo be done locally? Having demolition done locally will help with the cost of the facility.

How do you prioritize projects? Ryan Stevens answered the City has a five year plan and they want to do projects the community demands. Kyle Horne responded that capital projects for the Recreation District are years in the making.

Can ARPA funds be used? The City is using their \$4.2 million on priority projects including radios for the police department, software for the City, updating security systems and cyber security, improving community broadband and the Raynolds Ave. water line.

Is a river fed natural pool possible? Dan Slater responded that in the West every drop of water is owned by someone, and water rights are an issue. It would cost a significant amount of money to get them adjudicated. Plus, it would still require infrastructure including treating the water and finding real estate adjacent property.

There were questions from the audience about the previous feasibility studies done, the costs of doing another and if information from the previous studies can still be used. It is estimated that the study will cost between \$25,000 and \$60,000. There is a risk to using the survey work that was completed pre-pandemic. The survey in March of 2020 didn't include an outdoor pool. Other influencing factors include the change in assessment values, and the location of the facility. It was commented that the focus needs to be sharpened on who is voting.

Commissioner Grantham said he couldn't push the yes button on the recreation center. What is different now is that we don't have a pool; this is our need. When we talk to the community, we need to let them know what we are bringing to them.

Board member Nick Sartori thanked the City Council for hosting this meeting. He requested that they consider helping the Recreation District with funds for the feasibility study.

ADJOURNMENT

There being no further business to conduct the meeting adjourned at 8:05 p.m.

Submitted by:

Approved as written or amended:

/s/ Dawn Green

/s/ Nick Sartori

Dawn Green, Finance Director

Meeting Chair