

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
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CONVENE: 7:00 p.m.

PRESENT: Chair Erin Carrier and Commissioners Mike Culley, Amy Hargrove, and Kelly Von Holtz.

Excused Absence: Commissioners Bill Kallappa II, Shane Harrington, and Stacy Brown.

Staff: Parks and Recreation Director Chuck Denney, Parks and Facilities Manager Stan Osborn, Recreation Manager Todd Anderson, and Arts Specialist Brittany Bowman.

CHANGES TO AGENDA: Chair Carrier added a discussion on the PARC Foundation.

**APPROVAL OF MINUTES:
NOVEMBER 17, 2021**

MOTION: Commissioner Hargrove moved, seconded by Commissioner Von Holtz, to approve the minutes of November 17, 2021 as published. A voice vote approved the motion unanimously.

APPROVAL OF MINUTES: APRIL 20, 2022: Commissioner Hargrove moved, seconded by Commissioner Von Holtz, to approve the minutes of April 20, 2022 as published. A voice vote approved the motion unanimously.

PUBLIC COMMENT: There were no public comments.

REGIONAL AQUATICS FACILITY STUDY: Director Denney reported the City of Olympia contributed \$100,000 to complete a feasibility study on an aquatic center for the region. The effort involved regional stakeholders to discuss the need for aquatics in Thurston County and the type of facility to meet the needs. Regional stakeholders included the cities of Lacey, Olympia, and Tumwater, local school districts, Thurston Economic Development Council, Experience Olympia and Beyond (VCB), Olympia Parks and Recreation Advisory Committee, The Evergreen State College, The Evergreen Swim Club, PARC Foundation of Thurston County, South Sound YMCA, and citizens at large from the region representing exercise, competition, and play interests.

A Request for Qualifications (RFQ) was released for the study consultant. Barker Rinker Seacat Architecture, specializing in municipal recreational and community centers, was selected to complete the feasibility study. The feasibility study documented the need and the type of aquatic center in Thurston County. The immediate service area was determined to be Olympia and Tumwater with the primary service areas serving Olympia,

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Tumwater, Lacey, and North Thurston School District, with the second service area serving Thurston County. A market assessment identified the median age, median income, number of households, and existing aquatic facilities in the region.

Two regional surveys were conducted as well as multiple meetings with stakeholders from local school districts/colleges/universities, user groups, non-profits, and interested citizens. Because of COVID-19 and closures, the study was extended past the original completion date with final documents submitted late in 2021.

Director Denney identified existing aquatic facilities within the region.

Director Denney reviewed the survey results:

- When you heard about the Regional Aquatics Feasibility Study, your first reaction was:
 - Enthusiastically Support – 90.3%
 - Moderately Support – 7%
 - Not Supportive – .7%
 - Enthusiastically Non Support – .8%
 - Undecided – 1.10%
- Do you or members of your household use local pools or participate in aquatic programs?
 - Yes – 71.20%
 - No – 28.80%
- What about the current local public aquatic facility offerings are most appealing to you?
 - Proximity to work – 18.70%
 - Competitive Fee – 8.90%
 - Space & Equipment desired – 17.50%
 - Programs and Services – 22.4%
 - Only Facility – 32.5%
- Which statement best represents how existing pools that you are currently using meet your household needs?
 - All needs – 4.8%
 - Some needs – 55.2%
 - Very few needs – 40%
- Why do you or members of your household not use local pools or participate in aquatic programs? Top 3 results:
 - Not convenient
 - Cost

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- Too crowded

- Please choose your two most desired types of aquatic features:
 - Indoor leisure
 - Indoor (lap or competitive)

The survey participant's most popular aquatic components within an aquatics center included warm leisure water, therapy pool, spa/hot tub, play structure, waterslide, lazy river, and sauna. The top three amenities by survey participants were an area or fitness program, lazy river, and water playground. The top three program offerings selected by survey participants were recreational swimming, group/private lessons, and lap swim.

- If a new facility had the components that were most important to you and your household how frequently would you use the facility?
 - Several times/week – 50.1%
 - Once/week – 27.4%
 - Few times/month – 19%
 - Less than once/month – 3.2%
 - Never - .6%
- In your opinion, how important is it for the City of Olympia and their partners to develop a new aquatic facility?
 - 4-6 years – 89.1%
 - 7-10 years – 7.7%
 - 11+ years – .8%
 - Not a priority – 1/4%
 - No opinion – 1%

Director Denney reported that building an aquatics center is expensive but ongoing operations and maintenance also incur ongoing costs. In terms of balancing the ongoing costs of operations and maintenance, the study evaluated high revenue generators of leisure pools, weight/cardiovascular/aerobics/dance areas, gym, and track with lower revenue generators of senior areas, administrative/support areas, youth rooms, locker rooms, kitchen, meeting rooms, and competitive pools. Based on a balance of both high and low revenue generators, the following facility scenario was forwarded to survey participants and interested survey participants of a 5,000 square-foot leisure pool with an additional indoor 6-lane lap pool, LEED Silver construction, a party room, a 25-person multi-purpose classroom, lobby and reception areas, and locker rooms and restrooms.

Director Denney shared photographs of entry areas, pool areas, locker rooms, and community areas (indoor/outdoor) of an aquatic facility in Colorado.

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The consultant developed two project scenarios of either a single building at a cost of \$35 million or two buildings at \$15 to \$20 million for each building. The partners agreed to pursue a single building scenario and developed two options. Director Denney described the components of each option. The advisory committee selected Option 1 with total projected expenses of \$2.3 million and projected revenues of \$1.2 million, leaving an operational deficit of approximately \$1.1 million, which is typical for an aquatic facility. A three-city partnership would be more affordable for each jurisdiction at a cost of \$320,000 annually to operate the facility.

Director Denney shared numerous photographs of competitive pools, waterslides, play structures, and other facility amenities. Several facility design scenarios were shared with the Commission. The Olympia Parks and Recreation Department presented the information to the Olympia City Council. The Olympia City Council supported the proposal and the City of Olympia continues efforts with the City of Tumwater on a holding pattern as it works on the next biennium budget.

Commissioner Culley asked about the locations considered in Tumwater. Director Denney said no locations have been disclosed because of the potential for property acquisition.

Director Denney advised that staff is releasing a RFQ in the next several weeks for a community center design, which is funded through the Metropolitan Park District. The design process would be similar to the aquatics center process with community meetings and an advisory committee to determine programming and building components of a community center. Construction of a community center is forecasted in 2025.

**ARTS SPECIALIST
UPDATE:**

Manager Anderson reported that prior to the pandemic the City had formed an Arts Task Force of approximately 30 individuals comprised of artists, business owners, students, Councilmembers, school representatives, and other community members. The task force met to discuss adding art in the community. The City hired an art intern to assist the effort. The task force met monthly until the pandemic closed the City. The goal of the task force was the creation of an arts survey to assist the City in developing an art program. The arts survey was completed and released during the pandemic generating a good response. The City supported the hiring of an arts specialist position to assist in launching the City's art program. The City recently hired Brittany Bowman as the City's first Arts Specialist in the Parks and Recreation Department.

Arts Specialist Bowman shared information on her experience and background. She was raised in Texas and attended the University of North

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Texas in Denton, Texas. The City of Denton has an active arts community and conducts an annual arts and jazz festival at the art school. She received a degree in Arts History with a minor in English. Over the next decade, she worked with youth as a fourth grade teacher. During the pandemic, she moved to Washington and applied for the position to enable her to focus on art. Her main focus is developing a master arts plan for the City to include establishment of an Arts Commission. The Commission will direct most of her duties. In the interim she is working with Parks and Recreation staff on ways to add art into different City events, as well as and supporting local artists.

The City is sponsoring its first Fall Festival on October 1, 2022 from 10 a.m. to 5 p.m. The City is partnering with the Olympia Tumwater Foundation to host the event at the Brewery Park at Tumwater Falls. The festival will feature an art fair, music, salmon demonstration, and food.

Director Denney reported the City recently completed interviews for the new Recreation Coordinator position funded by the Tumwater Metropolitan Park District. The hiring was delayed because of COVID and the reduction in programming. Many good candidates from many different areas applied for the position. The position was offered to a candidate from California.

**PARKS AND
RECREATION
COMMISSION
BUDGET:**

Director Denney presented information for a proposed funding request. The proposed budget has not been finalized at this time. The Commission's budget is approximately \$40,000 to expend prior to the end of 2022. The proposed trail project would likely require \$15,000 to \$18,000 leaving the Commission with approximately more than \$20,000. Between Facilities and Recreation, a number of proposals will be forthcoming. The proposed trail project will have a substantial impact on Tumwater and the parks system.

The project involves Tumwater Hill Neighborhood Park, a 35-acre park with the largest stand of trees within the City limits. The park is scheduled to have a restroom installed in the summer. The park is surrounded by four different trail segments with five trailheads at different locations. The trail loops around the park. Several years ago, staff worked with the Somerset neighborhood on a piece of property owned by the homeowners association. The association eventually donated the property to Tumwater. The plan adds a trail from Crosby Boulevard to the Somerset neighborhood to provide access to the park on Tumwater Hill enabling access to the trail system around the entire hill to the park. The trail is targeted for construction in August.

Today, none of the trailheads have signage and some have dog waste stations at the entrance of trailheads. The trailheads are mainly designated by the trail path. The plan is to develop a City of Tumwater parks trailhead

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design. Director Denney presented an illustration of the proposed design comprised of a trailhead sign, large boulders, and an entry split-rail fence with some form of landscaping. The City is currently revamping its logo. He is working with a company at Mottman Industrial Park to develop signs for each trail. The six designs will include a star designating the location of the trail used for orientation within the entire hill trail system. A local landscape architect assisted staff in preparing the design.

Manager Anderson noted that one of the Screen on the Green movie nights will be held at Tumwater Hill Neighborhood Park on the last Friday in July. The City plans to begin rotating the location of the movies at different park venues throughout the City.

Director Denney advised of the delay in presenting the Preserve Park design plan until the next meeting. The schedule calls for releasing the construction bid by mid-July. The park should be completed by the end of the summer. The shelter and the playground have been ordered. The City will be installing a 17,000 pound concrete in-ground slide. The park will feature a picnic shelter, zip line, and play area.

PARC FOUNDATION: Chair Carrier reported the PARC Foundation supports local parks and recreation departments in the region by raising funds and awarding grants. The organization signed a contract with the cities and plans to meet with each city to discuss priorities and ways to assist cities.

Director Denney explained that the Foundation has a lobbyist and the City is contributing \$7,000 each year for the Foundation to produce revenue to assist the City with projects/programs. Previously, the Foundation was involved in many efforts and was ineffective because of too many activities. Staff from the cities of Lacey, Olympia, and Tumwater met with the PARC Foundation Board and recommended restructuring the organization whereby the cities compensate the Foundation to focus on efforts to benefit the programs and projects of each city. Thurston County and the City of Tenino are also considering entering the partnership. The City's main focus at this time is completing the Deschutes Valley Trail. Other projects could include a skate park, which could also be an element of the community center or located next to the new community center. He recently met with representatives from Tumwater HOPES who are advocating for a skate park in the City. During his recent trip to Colorado, he took some time to visit some parks and skate parks. Previous speakers during meetings have advocated for a covered skate park. The City of Denver is building a large covered skate park.

**NEXT MEETING
DATE:**

The next meeting is on Wednesday, July 20, 2022 at 7 p.m.

Director Denney advised that the City is lifting the restriction on vaccinations at the end of June. Commissioners can attend the next

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meeting at the City or continue participating virtually.

ADJOURNMENT: **With there being no further business, Chair Carrier adjourned the meeting at 7:01 p.m.**

Prepared by Valerie Gow, President, Puget Sound Meeting Services, psmsoly@earthlink.net