

**Canon City Area Metropolitan
Recreation and Park District
575 Ash Street
Canon City, CO 81212
(719) 275-1578**

**REGULAR BOARD MEETING MINUTES
June 13, 2023**

CALL TO ORDER The Canon City Area Metropolitan Recreation and Park District Board meeting was called to order at 7:00 p.m. by President, Nick Sartori in the board meeting room located at 575 Ash Street.

ROLL CALL

Board Members:

Present: Nick Sartori
Joel Dudley
Andrew Palmasano
Cooper Trahern

Staff: Kyle Horne Executive Director
Dawn Green Finance Director

Attorney: Dan Slater

Guests: Elizabeth Soscia
Angela Evagash
Others interested in the pool and dog park

ACCEPTANCE OF CONSENT AGENDA

Board member Nick Sartori made a motion, seconded by board member Joel Dudley to accept the consent agenda as written on the June 13, 2023 regular meeting agenda. Motion carried unanimously, all present voting aye.

CALL TO THE PUBLIC

- No citizen addressed the board at this time.

ORAL AND WRITTEN COMMUNICATIONS

- Board member Nick Sartori complimented the staff on baseball opening day. All the games finished despite the weather.

DISTRICT ADMINISTRATION REPORTS

Executive Director – Kyle Horne reported:

- Kyle relayed that District staff are continuing to deal with homelessness issues. Staff have been dealing with one individual for about a week, and the Canon City Police Department and Sheriff's Department have been helpful. So far this year approximately \$5,000 of District resources have been spent on cleanup of homeless camps.
- Test results from the Colorado Department of Public Health and Environment on the wells on the Ash Street property have shown no contamination. There is a lot of sodium.
- Kyle is speaking with Tony Adamic, Fremont County employee, regarding a grader they are getting rid of and may be willing to sell to the Recreation District at the trade-in value. The possible purchase may take place in September or October.
- He submitted a letter of intent to purchase a Toro mower in 2024 to keep the District's place in line to receive the equipment.
- The interview process for the Receptionist/Rec Tech position is taking place.
- The District received a compliment from Cody Gross, NRS rep, about the Riverwalk- "Your River Trail system is the best, cleanest, quietest I've seen yet in Colorado." Kyle commented that sometimes we take for granted the assets we have.
- The rain is making it difficult to keep up with the grass and weeds. The Ash Street properties are scheduled to be mowed this week.
- Program numbers are solid, including those for Kids Klub despite the pool closure.

Dan Slater:

- Dan Slater reported that data from the surveyor is in and the title work for the trail project has been ordered.
- Dan stated that there is an issue with the tenant of the Pathfinder house and eviction proceedings have commenced.

UNFINISHED BUSINESS

- Mr. Connor Riley of Counsilman-Hunsaker joined the meeting electronically. He is an engineer with the firm which specializes in aquatics. He even swam in the Icabone pool when he was a kid. He visited the pool on May 8th and provided a summary to the board. He was looking for deficiencies, health code violations and if it meets standards. He reviewed old construction drawings of the pool, took measurements on site, and spoke with pool personnel. He went through a list of problems at the facility, first mentioning the significant (approx. 10 ft) crack in the fiberglass liner for the lap pool. The liner is about

25 years old and is brittle. He stated having a fiberglass liner is very rare. He estimates replacing it would cost \$200,000. Personally, he agreed with shutting the pool.

Other issues he mentioned, besides the end of the life of the liner include:

- Pool shell movement (the gutter should have level rim flow and it does not)
- The gap in the joint between the deck and the liner is over an inch and a tripping hazard.
- The pool does not have the required surge capacity.
- The dive stands are really corroded.
- The depth of the deep end does not meet standards.
- It is not ADA compliant as there should be two lifts, not one.
- The deck is showing rebar staining and the rebar is visible in areas.
- One of the big items is the structural integrity of the pool. Usually if there is a problem with the concrete, then a liner is added. He is not a structural engineer and could not analyze the concrete with the liner in place.

Wading Pool:

- Failure of the vinyl liner. He could feel water under his feet.
- It does not have the required number of skimmers or drains, therefore not VGB compliant-which is a federal mandate.
- In speaking with staff, he was told that it was leaking its entire volume every night last year.
- He could not inspect the shell due to the liner.

Mechanical Room:

- There is water everywhere (and there should not be).
- Water velocity is exceeding code.
- Size of pipes is much too small, should be 6" on the pressure side and 8" on the suction. Current piping is either copper or cast iron which is turning the water green as it degrades. The industry standard is PVC.
- Filters for the lap pool have pinhole leaks and are in incredibly poor shape.
- There is no pump pit. The pump should be recessed below the water level. Because it is not, the pool is going through motors at a very fast rate.
- Liquid chlorine is stored in the lifeguard room and should be in a separate room. There was no cap on the tank when he was there.

Bathroom:

- Mr. Riley stated he is not an architect, but he has visited hundreds of them. It is exposed to the environment from above. It is very dated, but functional.

Overall, as the pool was built in 1966 some parts of it are grandfathered in, others still need to be complied with. Mr. Riley said it is very rare to have a pool make it this long. Facilities he is designing today with new technology should last 40 to 50 years. Maintenance staff have done a great job keeping it open this long. He personally believes the pools have outlived their useful lives and, in his opinion, should be fully replaced.

His report was followed by a discussion about the pool, which included the location of the piping, and required turnover time to meet code. Board member Nick Sartori thanked Mr. Riley for the report, and he acknowledged the work of the maintenance staff.

Kyle stated that the fiberglass liner was installed in 1998. Water was kept in the pool year around to extend the life of the liner and keep it in place. The algae that formed prevented

UV damage. He went on to say that the facility faces an avalanche of issues besides the liner.

- The discussion then turned to next steps. In July, Mr. Riley will present two potential concepts to replace the pool to start the conversation. The Recreation District owns the adjacent volleyball and basketball areas which can be utilized. Councilman-Hunsaker does feasibility studies, and community outreach.

Board member Nick Sartori stated that the bath house has to have a ceiling and the chemical room should not be in the break room.

Members of the community group, Citizens for a Pool, were in attendance. Elizabeth Soscia asked questions about the process to help get a new pool. She asked about the budget, with Kyle responding that the minimum is \$8 million. He stated that the Recreation District is one of the lowest funded recreation districts in Colorado and how the rules regarding mill levy rates have changed since the District was formed. When she asked about grant funding, Kyle responded that it has been used for other District projects, but there are no grants available for the capital construction of pools. Pools are a community issue, and it is our problem to solve. "Aquatics are funded by taxes, not grants in Colorado" was the quote he received when speaking with a fellow Director and member of Colorado Parks & Recreation Association.

Kyle included in the board packets the proposal for survey work from Magellan Strategies. The firm has done work for other entities in Canon City.

It was asked if the pool question could be put on the ballot this year. The District would have to notify Justin Grantham (Fremont County Clerk & Recorder) by next month. The process takes time.

There was also a question about diverting water from the river. Attorney Dan Slater responded that water issues in the west are different than in the east and issues around water law are expensive.

- Kyle gave a quick update on the Rouse Park Improvement Project. A handout on the project was included in the board packets. Phase 1 is complete. In Phase 2, there is an issue with one of the backstop pads. It was constructed incorrectly, but a new one is being shipped and will be installed. The dugouts require some touch up work. Maintenance staff have expanded the fence at the bull pen and painted the shed and fence. Boulders have been delivered and placed on the west end of the parking lot. District staff still need to repaint the parking lines and fill in a few holes in the main lot.

ADJOURNMENT

There being no further business to conduct, Board President, Nick Sartori, adjourned the meeting at 8:39 p.m.

Submitted by:

/s/ *Dawn Green*

Dawn Green, Finance Director

Approved as written or amended:

/s/ *Nick Sartori*

Nick Sartori, Meeting Chair