



August 25th, 2023

Project No.	Project Name	Meeting
4885 -01	Healthier Together Center	Steering Committee Workshop 8

Attendees

<input checked="" type="checkbox"/> Carrie Hite – Dir. – Parks & Recreation Strategy	<input checked="" type="checkbox"/> Jim Kalvelage – Opsis Architecture
<input type="checkbox"/> John Mauro – City Manager	<input checked="" type="checkbox"/> Erica Dunn – Opsis Architecture
<input checked="" type="checkbox"/> Mark McCauley – County Administrator	<input type="checkbox"/> Chris Jones - Groundswell
<input type="checkbox"/> Mike Glenn – CEO Jefferson Healthcare	<input type="checkbox"/> Ken Ballard – Ballard*King
<input checked="" type="checkbox"/> Wendy Bart – Ex. Dir. YMCA Olympic Peninsula	<input type="checkbox"/> Morgan Shook - ECONorthwest
<input checked="" type="checkbox"/> Rich Childers – President JeffCo Aquatic Coalition	<input type="checkbox"/> Ryan Nachreiner – Water Technology, Inc.
<input checked="" type="checkbox"/> John Nowak – PT School District Board of Directors	<input checked="" type="checkbox"/> Kate Dean – District 1 County Commissioner
<input type="checkbox"/> Eron Berg – Ex. Dir. Port of Port Townsend	<input checked="" type="checkbox"/> Linda Rosenbury – PTSD Superintendent

Submitted By

Erica Dunn

Distribution

Carrie Hite

MEETING MINUTES

The following meeting minutes represent my understanding of the discussions and directions during the meeting. Attendees should communicate any revisions to Opsis Architecture (hereby Opsis).

Scale of Project:

- o The group discussed their recommendation for scale of project and all felt comfortable recommending moving forward with the Base Aquatics option with the intent to build the Full Build Out if fundraising efforts allow.
- o The Base Aquatics option would still include an increase in exterior Pickleball courts
 - o The local Pickleball club is less concerned with the old gym being torn down because they are currently working on a gym that would be set up for them.

Financing:

- o The Committee discussed their recommendation for financing and all felt comfortable with a PFD.
 - o The community had a very strong preference for a PFD
 - o Allocating some funds to county -wide parks (such as turf fields at HJ Carroll Park) may broaden the appeal of the PFD.
- o Remaining questions:
 - o Can you run a PFD in a primary election?
 - o If the project cost can be bought down to \$22M, how much cushion does that give the funding in slower economic years?

- Numerical analysis of how many potential no votes there are in West Jefferson County from voters who will not likely use the facility and how many yes votes would that require to overcome?
- Can a PFD apply for Commerce Grants?

Timing of Vote:

- The committee discussed their recommendation for timing of the vote. There is risk associated with all options, but all felt there was more to gain by recommending a February 2024 vote.
- Commerce Grants:
 - A Feb 2024 vote would improve chances for the Commerce Grants due May-August.
 - Ability to show public support helps a project score well.
 - Potential funding: \$1.2M for Youth Rec and \$3-5M for Building Communities
 - Only non-profits can apply for Commerce Grants.
- Decision on Golf Course will be complete by February
- School Bond measure might be November 2025 or February 2026
- Roads TFD will be November 2023 – but vote shouldn't impact decision to run vote in February
- Filing deadline for February 2024 election is Friday December 15th at 4:30pm
- Cost to file for February vote is \$30,000
- Polling has become so difficult that it's not likely to provide any new information and may not be necessary in advance of a vote.

Existing Pool Analysis

- Independent analysis by Water Technology of existing pool and systems.
- Michael is working on hiring a firm to analyze the existing building and cost of upgrading.
- Will be complete by mid-September.
- Will analyze what would be needed to keep sub-standard pool open for another 15 years
- A renovation would close the pool for a couple of years which community was not in favor of.
- PFD would be mechanism for funding repair of the existing pool

Report Feedback:

- Team to incorporate:
 - Info on health benefits of pool
 - Update on existing pool evaluation and feedback from 2000 report
 - Updates to recommendations based on Committee meeting.
 - Clarify graphic associated with Demographics and Market Analysis
 - Include information on membership approach

Project Calendar:

- Final Report coming out mid-September
- Presentation to City Council is 8/18
- Presentation to County Commissioners 8/25
- Steering Committee to attend and JAC to send out newsletter notice.

Next Steps:

- Erica to share slides and minutes
- Remaining questions:
 - Can you run a PFD in a primary election?
 - If the project cost can be brought down to \$22M, how much cushion does that give the funding in slower economic years?
 - Numerical analysis of how many potential no votes there are in West Jefferson County from voters who will not likely use the facility and how many yes votes would that require to overcome?
 - Can a PFD apply for Commerce Grants?

	BASE PROJECT		FULL BUILD OUT	
	MPD	PFD	MPD	PFD
Voting				
Area	MPD District	County-Wide	MPD District	County-Wide
# of Votes	2	1-2	2	1-2
Majority	1 Simple Majority to create MPD	No vote to create PFD	1 Simple Majority to create MPD	No vote to create PFD
	1 Super Majority tied to excess levy	1-2 Simple Majority to enable sales tax and lodging tax	1 Super Majority tied to excess levy	1-2 Simple Majority to enable sales tax and lodging tax
Project Cost	\$37,100,000	\$37,100,000	\$45,900,000	\$45,900,000
Buy Down (\$15M)	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000
Cost for Bonding	\$22,100,000	\$22,100,000	\$30,900,000	\$30,900,000
Cost to Residents	Varies, see below	\$0.02/\$10 taxable goods (sales tax only, not lodging tax)	Varies, see below	\$0.02/\$10 taxable goods (sales tax only, not lodging tax)
	\$0.30/\$1,000		\$0.30/\$1,000	
Home Valuation	Per Year Max		Per Year Max	
	\$400,000	\$120	\$120	
	\$600,000	\$180	\$180	
	\$800,000	\$240	\$240	
	\$1,000,000	\$300	\$300	
	\$0.20/\$1,000		\$0.20/\$1,000	
	\$400,000	\$80	\$80	
	\$600,000	\$120	\$120	
	\$800,000	\$160	\$160	
	\$1,000,000	\$200	\$200	
Governance				
# of Board Members	5	Varies	5	Varies
Elected or Appointed	Elected or Appointed	Appointed	Elected or Appointed	Appointed
Stability	Stable	Variable based on economy	Stable	Variable based on economy