



July 28th, 2023

Project No.	Project Name	Meeting
4885 -01	Healthier Together Center	Steering Committee Workshop 7

### Attendees

<input checked="" type="checkbox"/> Carrie Hite – Dir. – Parks & Recreation Strategy	<input checked="" type="checkbox"/> Jim Kalvelage – Opsis Architecture
<input checked="" type="checkbox"/> John Mauro – City Manager	<input checked="" type="checkbox"/> Erica Dunn – Opsis Architecture
<input 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 checked="" type="checkbox"/> Morgan Shook - ECONorthwest
<input checked="" type="checkbox"/> Rich Childers – President JeffCo Aquatic Coalition	<input type="checkbox"/> Ryan Nachreiner – Water Technology, Inc.
<input type="checkbox"/> John Nowak – PT School District Board of Directors	<input checked="" type="checkbox"/> Kate Dean – District 1 County Commissioner
<input checked="" type="checkbox"/> Eron Berg – Ex. Dir. Port of Port Townsend	<input 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).

### Community Feedback:

- o Reviewed Open House 3 Feedback
  - o Enthusiasm for the pool
  - o Questions regarding why we don't fixt what we have
  - o Detailed feedback on rec pool design for water aerobics
  - o Concern for taxes
  - o Voting Results
    - Base Plan – 24 votes
    - Full Build Out – 27 votes
    - Repair and Maintain Existing – 3 votes
- o Survey 3 – 318 responses
  - o Preferred Combination
    - Full Build Out 40%
    - Do Nothing 40%
    - Base Plan 20%
  - o Funding Approach

- PFD – 33%
  - PFD + MPD – 35%
  - Didn't Answer – 26%
- Public Showers – include information in report that city is evaluating where it is
  - A critical concern for the community
  - City will explore operational feasibility of a token program or other approaches
  - Steering committee concern that the use is fundamentally inconsistent with the function of the building. Could find a more compatible location.

### Funding and Operations:

- Timing:
  - City Council is looking at a TBD for November to fund streets.
  - Will want to consider other parameters for when it's placed on the ballot including:
    - Presidential Election 2024
    - School Bond 2025
  - Do not want to lose current momentum
    - Could continue with Design Development to get the project closer to shovel ready
  - Critical to move things forward sooner:
    - Cost estimate is escalated to Spring of 2025; will cost more if waiting longer
    - If the existing pool breaks down could have a couple of years with no aquatics.
    - If the pool had to close before the new pool is built, could do a shuttle to Sequim
- PFD Research
  - 5 locations that have more than 40 lodging units including 2 camp sites (
    - There is circular language in the code in that the PFD statute refers to state sales tax statute to determine who would be paying. If you pay sales tax you are required to pay PFD lodging tax but when you go to State sales tax it does not list lodging.
    - Need clarification if campsites count
    - Kate can have team run numbers once questions are clarified
- MPD Research
  - Needs to be 2 votes but can put on the same ballot and can connect them with language.
  - Seems easier to get a yes yes on the same ballot
    - Can set up the votes that if you don't vote for both, it doesn't happen.
- Community Feedback:
  - Property tax seems to be the biggest concern. Valuation creep.
  - Fire District had quite an increase and may be impacting community's tolerance
  - Port's tax will phase out in 2026. Won't re-up if there isn't a compelling list of projects
  - If MPD is a preferred approach, need more conversations around individual tax burden
  - Sales Tax – community needs more clarity on what this means to them. Particularly if big ticket items are often purchased out of county.
    - Erica to follow up with Morgan to clarify average sales tax impact on individuals
  - Commissioner Eisenhower speaking against the project at a hearing on Monday. Concerned about cost and supporting it. That district's going to be very important.
- Capital Campaign:
  - Potential to raise more money and buy down capital cost to make MPD more appealing
  - If someone is running a campaign the steering committee needs to be hands off
  - JAC sees a strong role for themselves for messaging for campaign and fundraising
  - Steering Committee would likely need to pay a capital campaign manager
- Polling
  - Would be more informative if it's closer to the actual vote
- Program:
  - Community likes full build out and will create a larger coalition of community support
    - Concern if you go big and it doesn't pass there is a real loss for the community; Can't teach kids to swim.

- If it's only aquatics only get aquatic support but may have better chance at passing
- Y sees real value in the gym and the associated programming
- Look for a way to ask for the base plan and have a plan in place for the gym
  - Would like to target full build out and seek local funding first.
  - Build capital campaign and go for state and federal dollars before going out to the community for additional funding through taxes
- Gym is a critical component to the Pickleball clubs – current gym is their only indoor gym
- Concern that if we don't do gym now, will never do it. Hard to see it happening as a Phase 2.
- Concern that the full build out is seen as too much by the community
- Grants:
  - Resiliency Features could bring in federal dollars but needs to be carefully reviewed
    - Would require designing it at a higher seismic grade
    - On previous projects cost of resilient features higher than grants available.
  - Other grants could help fund Solar plus storage batteries
  - Department of Commerce youth recreational facilities funding only funds portions OUTSIDE of the pool.
    - Up to \$1.2 million – would be a good funding source for the gym.
    - Will fund up to 25% of the time the gym will be in use. Has to be focused on kids.
    - Building Communities fund could also help support the project
    - Application cycle is one year – apply in 2024 for a 2025 grant.
    - Like to be last funders.
    - The more commitment you have, the stronger the application.
  - RCO for funding outdoor amenities is every even year.
  - On recent facility tour there was an indication that \$5M was a reasonable ask
  - Could request funds to keep design of project moving forward to get it shovel ready
- Questions on Voting:
  - Can a vote be contingent on the funding? i.e. Taxes won't be collected if we don't meet our fundraising goals. Could show potential donors you have community support
  - Can the ballot measure be contingent on how much money can be raised outside of taxes?
  - Voters could vote for base plan and if more funding is raised, can add the full build out for additional \$8M
    - Likely more compelling to fund the entire project.
    - PFD and MPD don't require you to say what you're going to build.
  - Can we run a PFD in a special election?
- Fundraising:
  - Would be raising \$7M for base plan with current approach and \$15M for full build out: \$5 state, \$5 Fed, and \$5 campaign
- Benefits if the Y operates the facility:
  - If the Y operates and the city subsidizes to bring membership costs down for city residents could be less expensive to build.
  - If you get federal funding does prevailing wage come into play?
  - In general Ys have more flexibility but dependent on funding streams
  - Has additional funding sources it could pursue.
  - Fundraising might be stronger and private contributions considered tax deductible.
  - Approval rating of jurisdictions can be lower than non-profits.
  - Nation-wide reciprocity at other Ys – can increase appeal but might not tip the scales
- Wouldn't want the Y as the operator to detract from the project.
- Critical Questions for Steering Committee to answer:
  - How big of a building/program
  - Method of funding – What will voters support?
  - Timing for voting
  - Operations

## Design Update

- Revised siding and roof structure near entry to create a more cohesive and welcoming appearance.

## Project Calendar:

- Final Report coming out mid-September
  - Report should incorporate recommendations and point to desired outcomes
  - Summarize the timeline and process for next steps
  - Can issue a final draft prior to the County Commissioners and City Commissioners presentations and incorporate their final feedback.
- Following the report can work on messaging importance of project and key benefits
- Steering Committee to meet again on 8/25

## Next Steps:

- Erica to share slides and minutes