

MCCOOK CITY COUNCIL

REGULAR MEETING

**Tuesday, April 5, 2022
7:00 PM - McCook Evangelical Free Church**

Roll Call.

Excuse Absences.

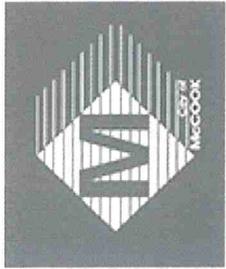
Open Meetings Act Announcement.

Call to Order.

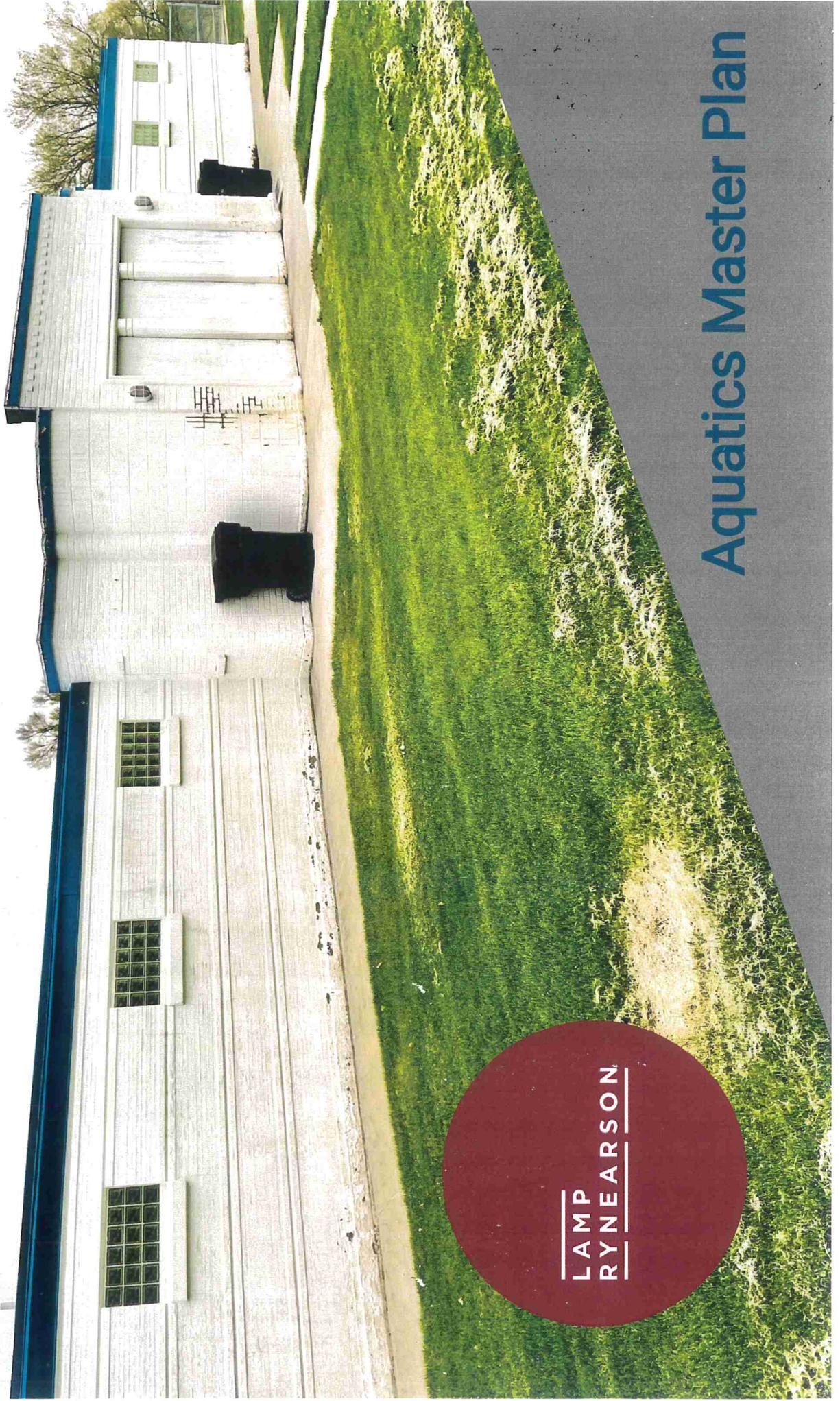
Items.

1. Presentation and discussion with Kyle McCawley, Lamp Rynearson, regarding a possible pool project.
 - A. Project Update.
 - B. Concept Development.
 - C. Funding Options.
 - D. Current Pool Discussion.
 - E. Open Forum.

Adjournment.



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LAMP
RYNE
ARSON

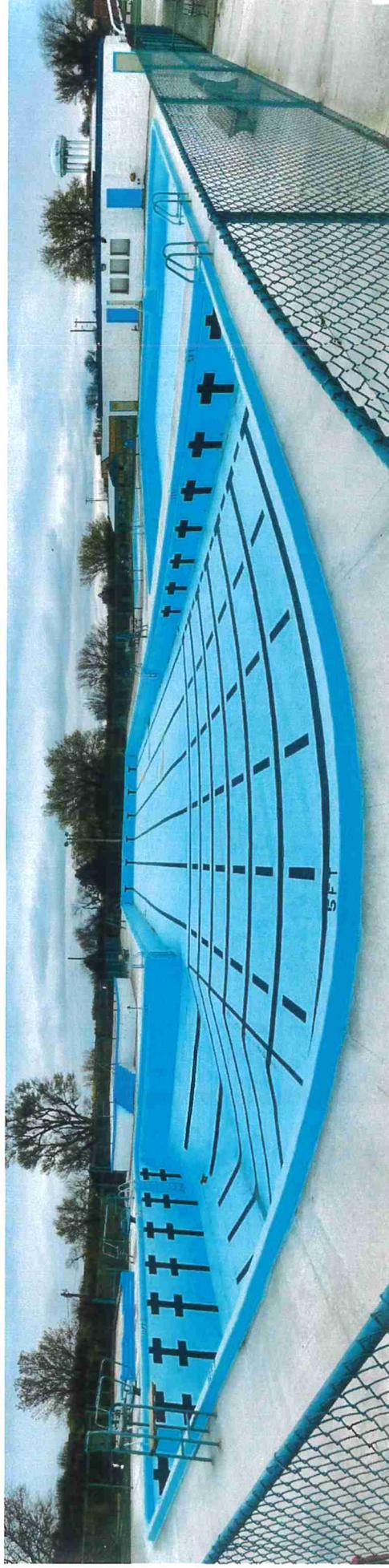
Aquatics Master Plan

» Meeting Agenda



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- Project Update
- Concept Development
- Funding & Financing
- Q&A



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» Project Update



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What we've done

- Collected Survey #1 results
- Stakeholder meetings
 - Hospital
 - YMCA
 - School District
- Concept Development

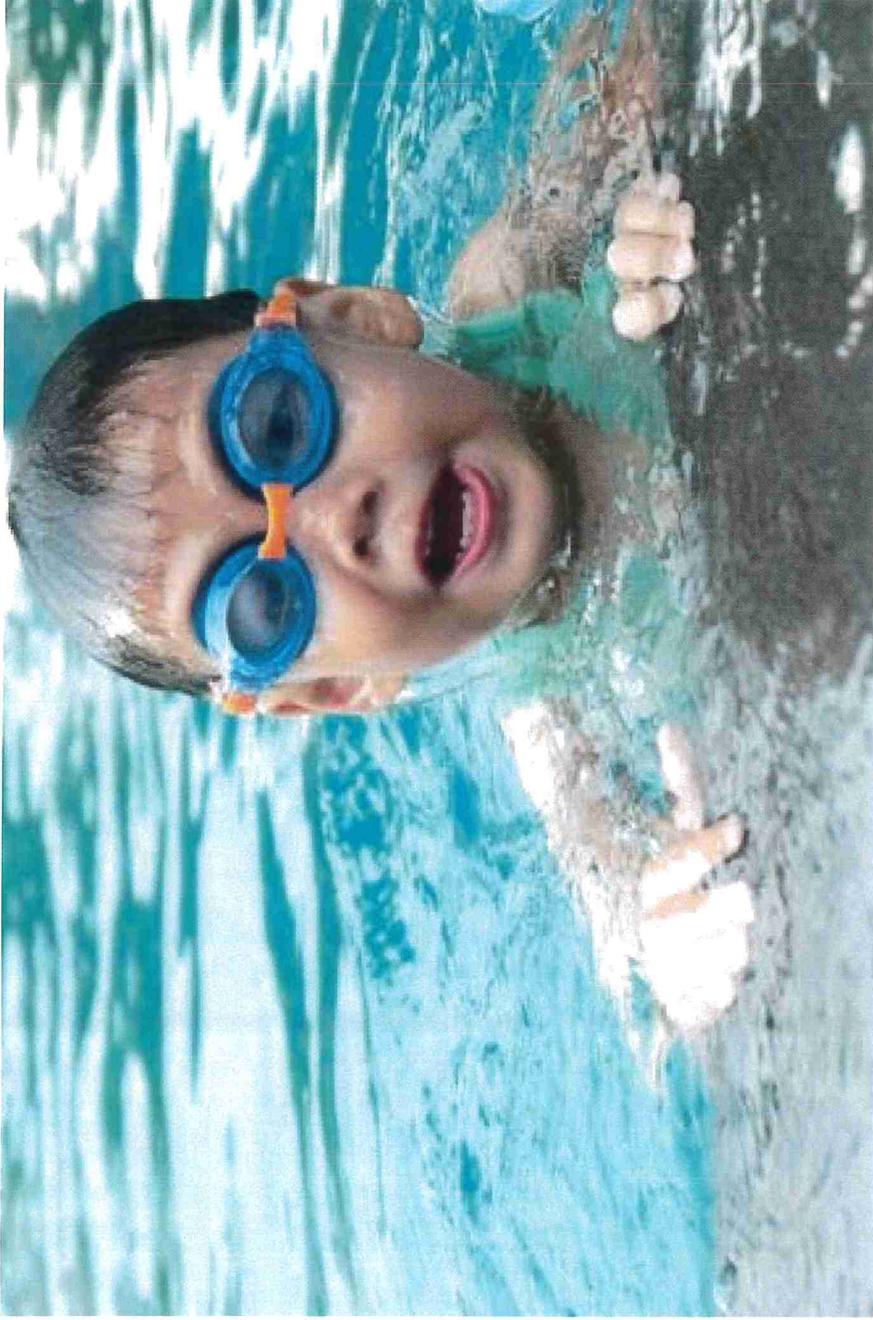


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» Conceptual Plan



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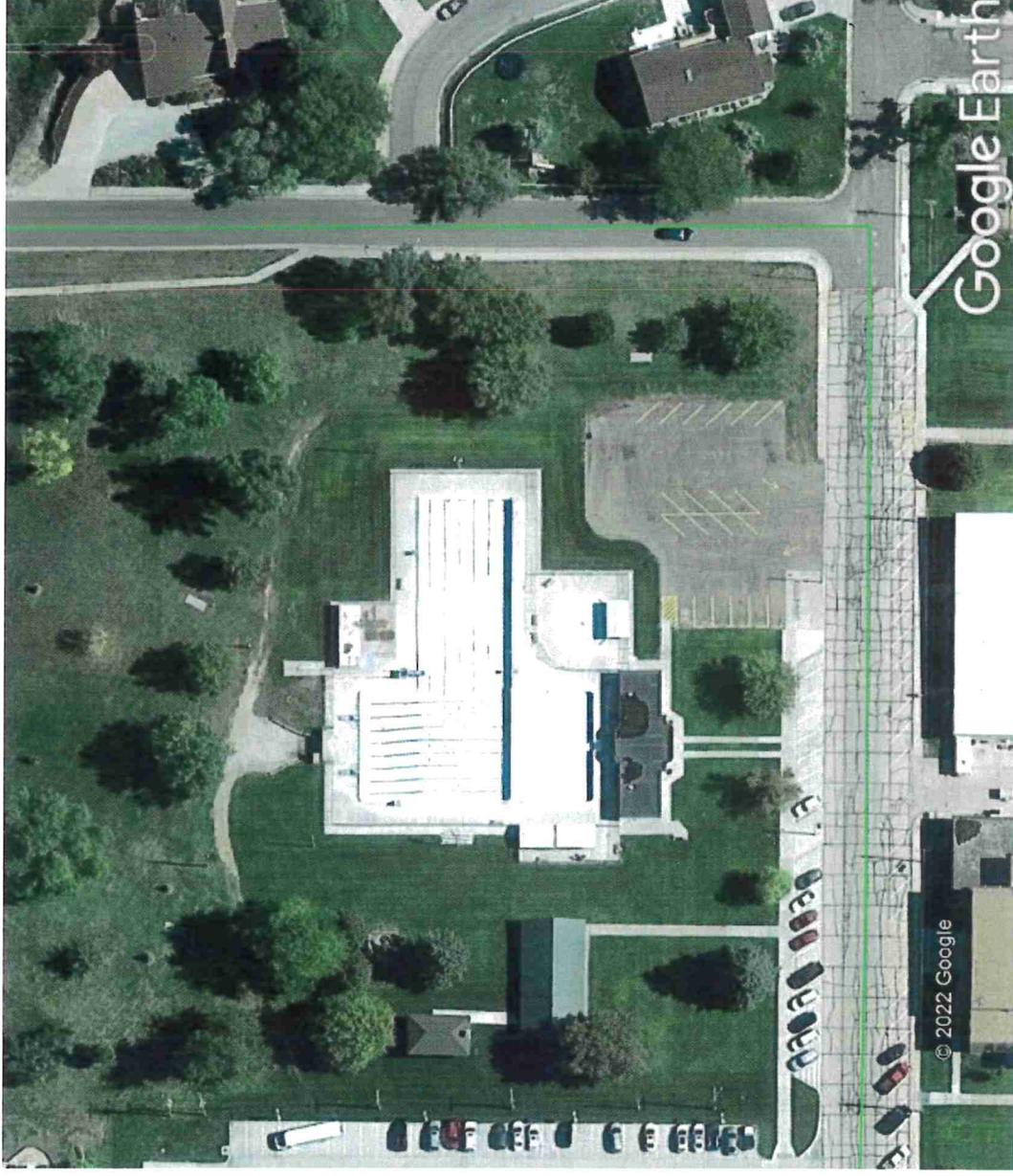
» Kelley Park



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Advantages

- Parking
- Existing utilities
- Existing shelter
- Park amenities

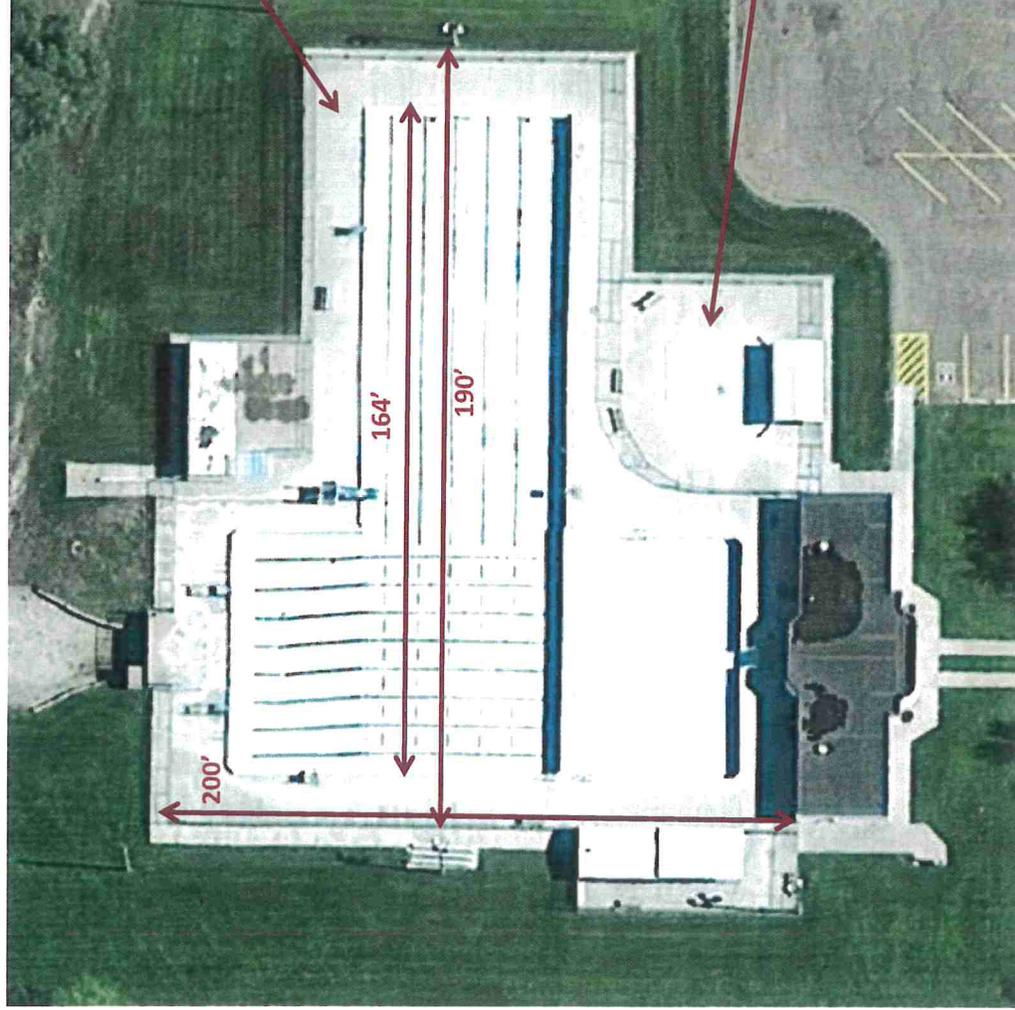


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» Existing Pool



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Total Area:
13,145 sf

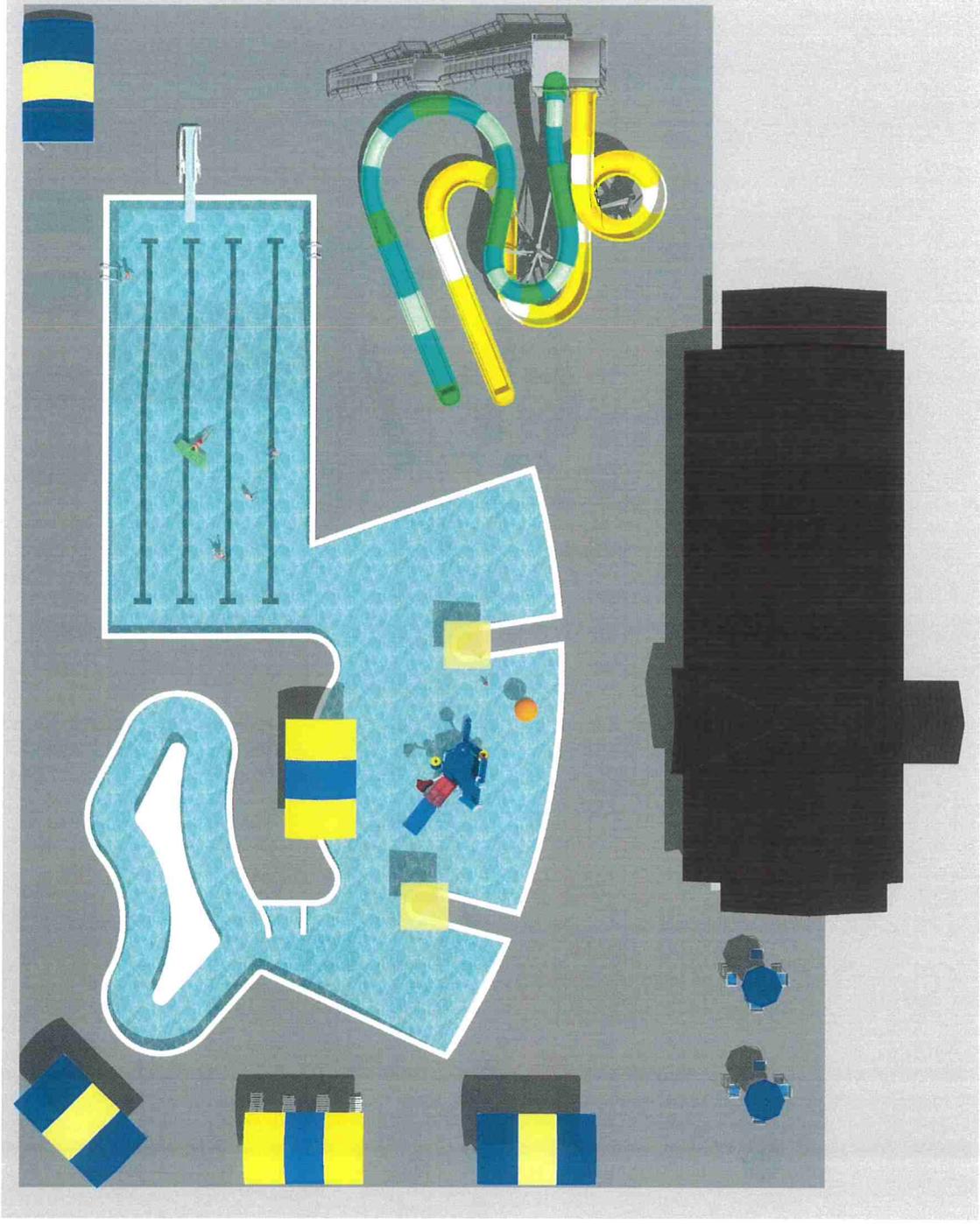
Total Area:
665 sf



» Concept 1



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Area

6,900 sq ft

Capacity

396

Lifeguards

6-7

Opinion of Cost

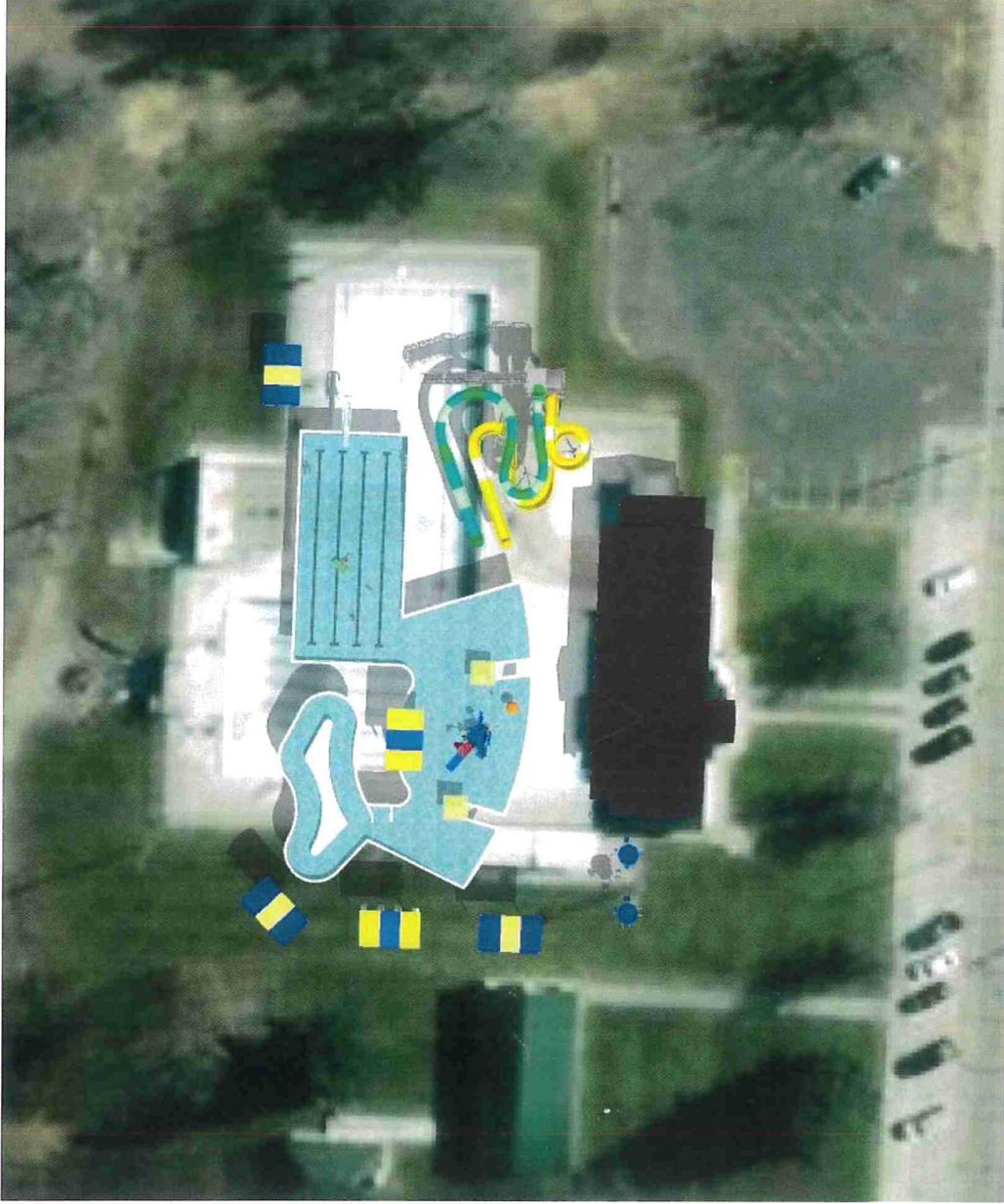
\$5,000,000



» Concept 1



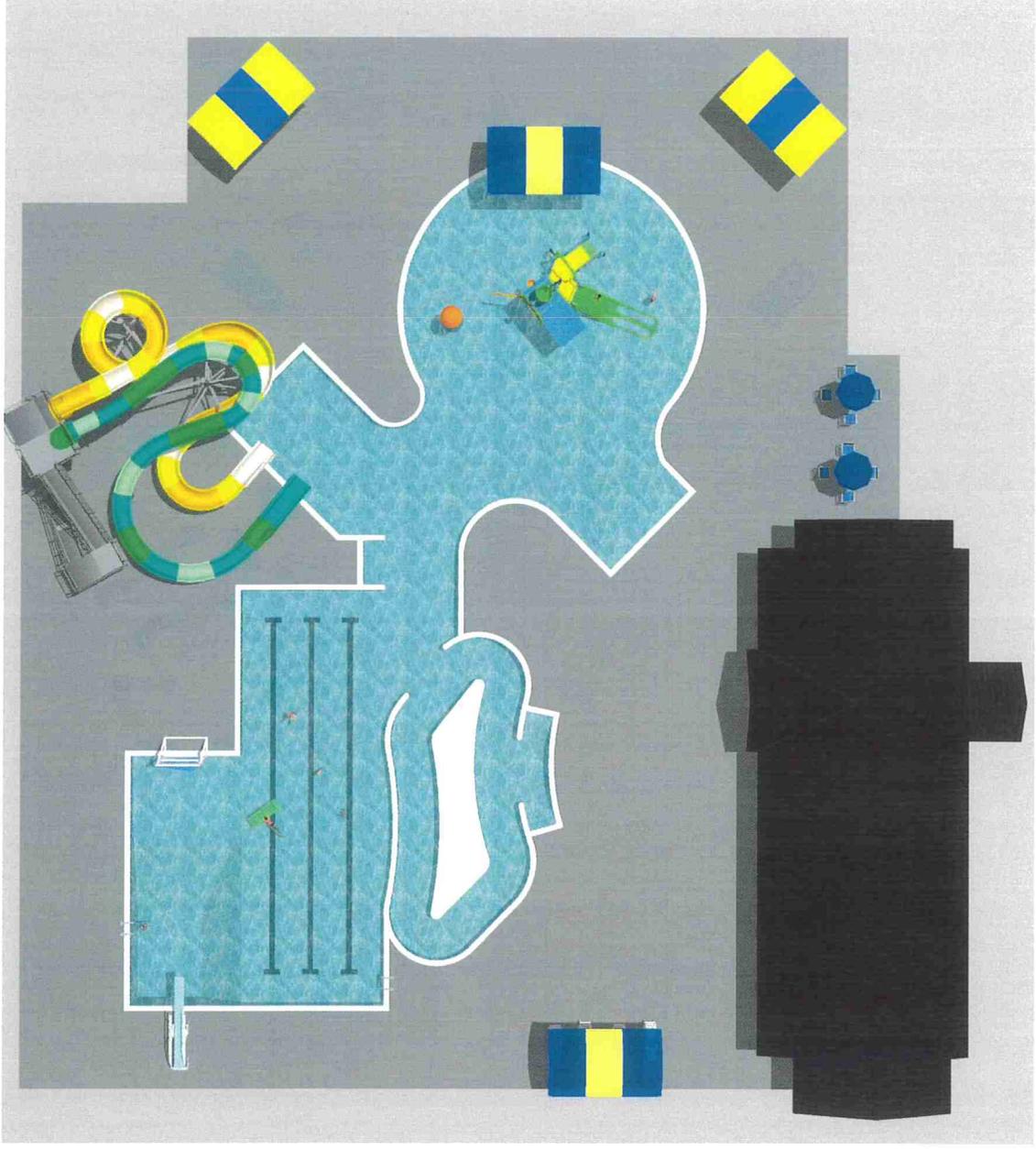
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» Concept 2

Area 8,230 sq ft
Capacity 498
Lifeguards 7-8
Opinion of Cost \$5,800,000



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» Concept 2



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» Concept 2+



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Area

8,965 sq ft

Capacity

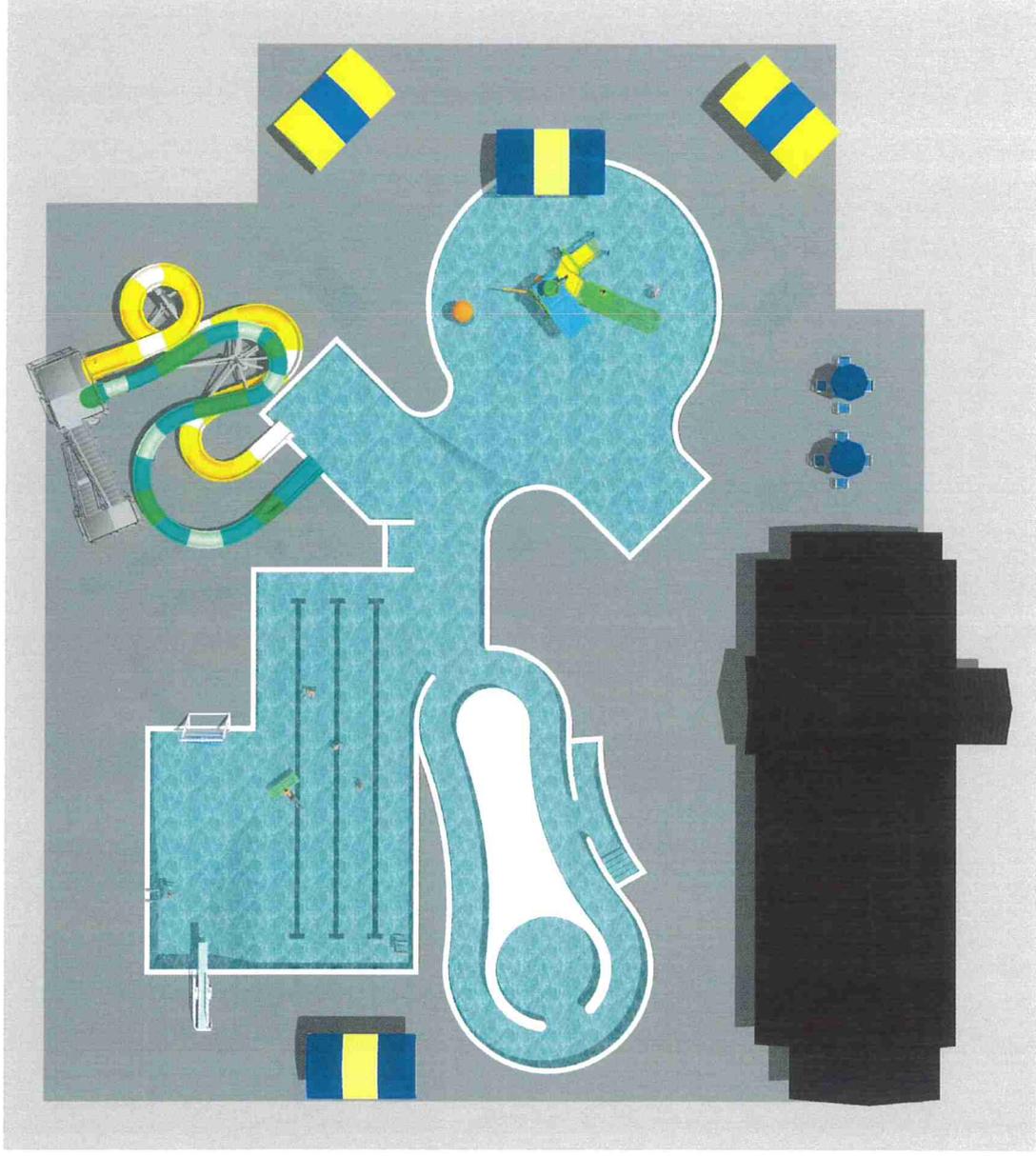
547

Lifeguards

8-9

Opinion of Cost

\$6,200,000



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» Concept 3

Area

9,255 sq ft

Capacity

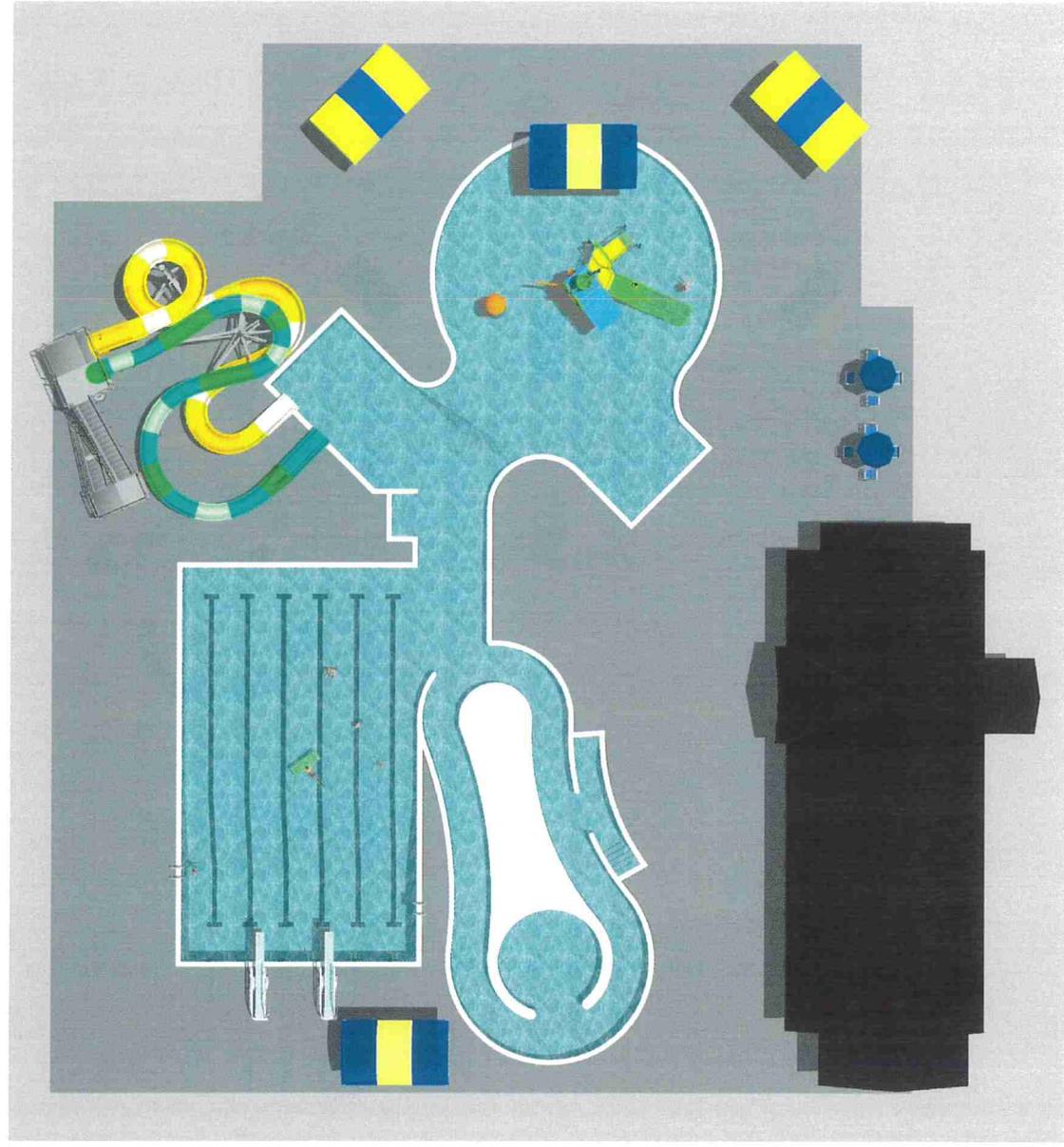
553

Lifeguards

9-10

Opinion of Cost

\$6,400,000



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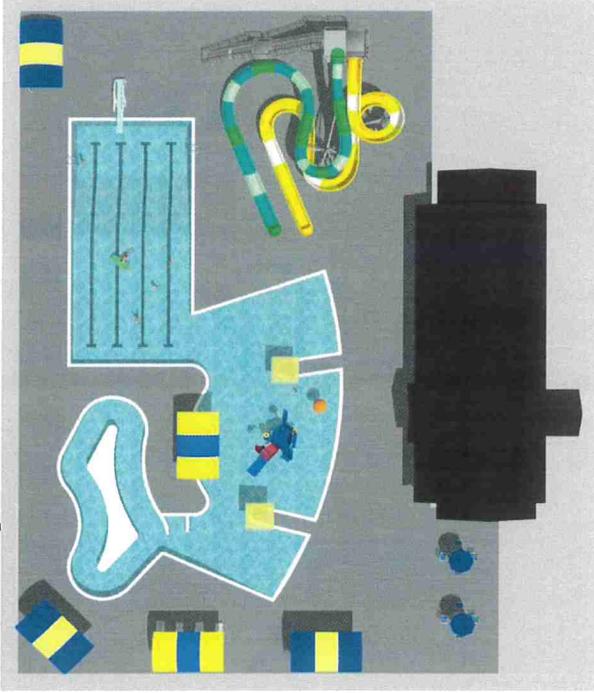


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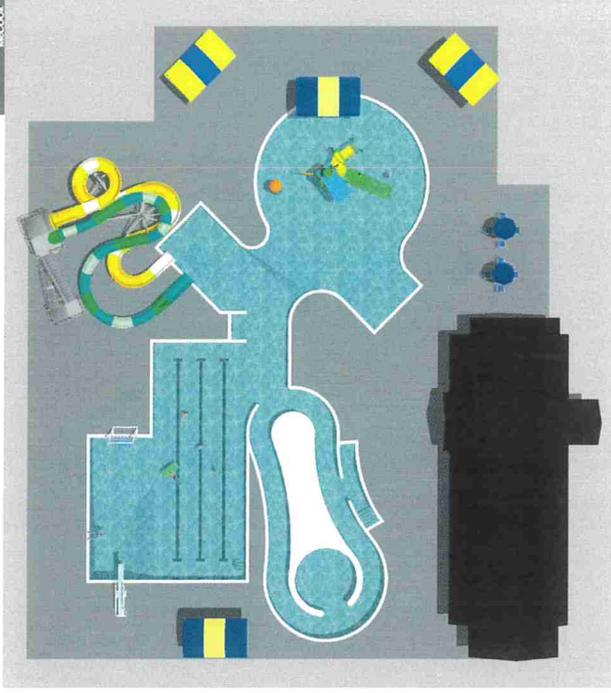
» Concepts



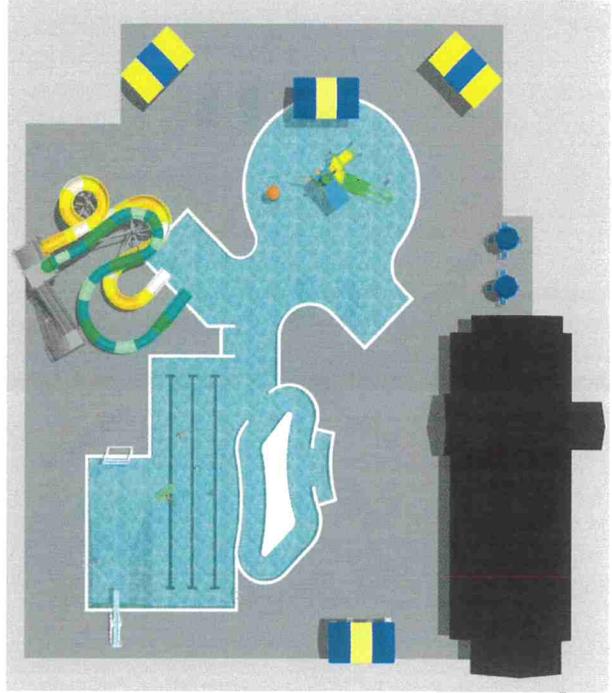
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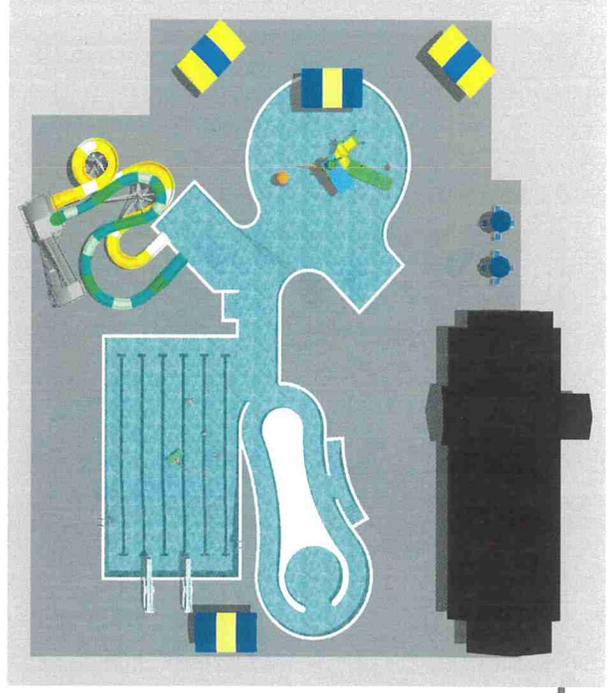
Area 6,900 sq ft
Capacity 396
Lifeguards 6-7
Opinion of Cost \$5,200,000



Area 8,965 sq ft
Capacity 547
Lifeguards 8-9
Opinion of Cost \$6,200,000



Area 8,230 sq ft
Capacity 498
Lifeguards 7-8
Opinion of Cost \$5,800,000



Area 9,255 sq ft
Capacity 553
Lifeguards 9-10
Opinion of Cost \$6,400,000



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» Concepts



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NE Health & Human Services Code

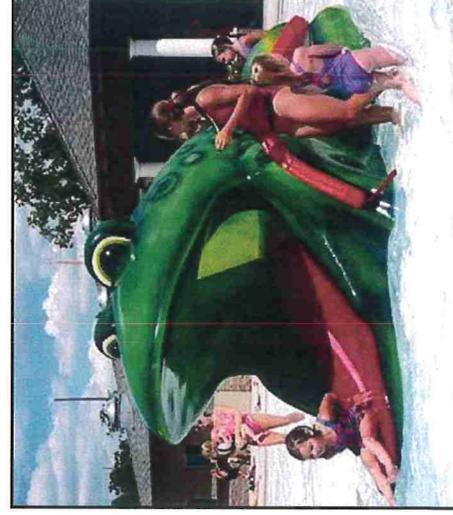
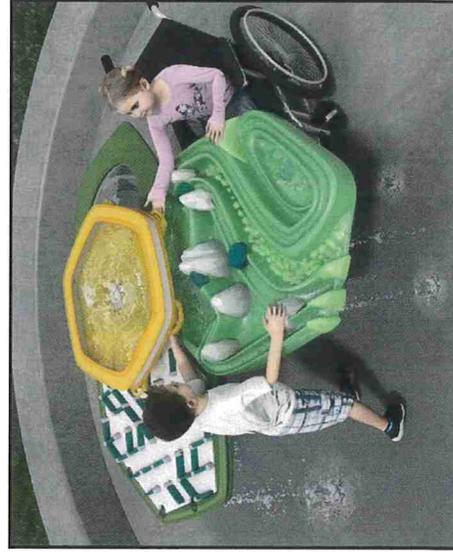
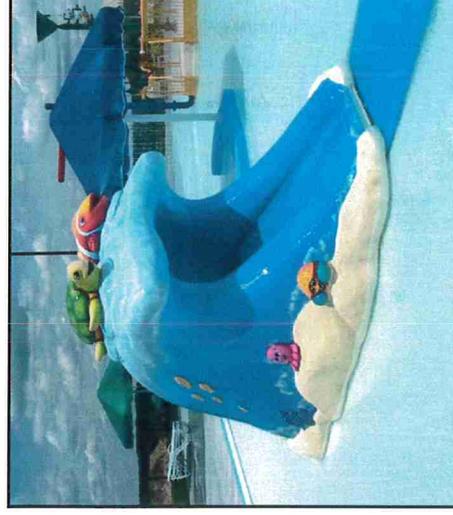
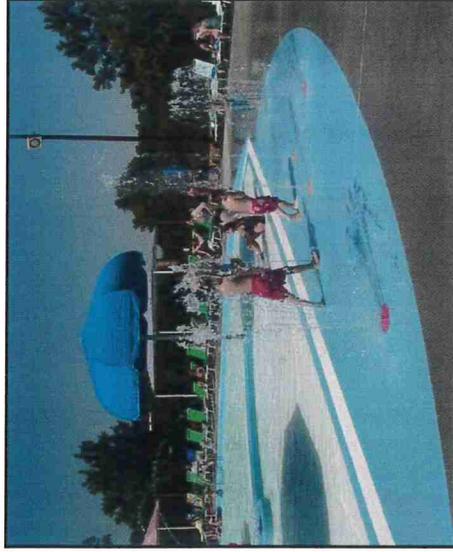
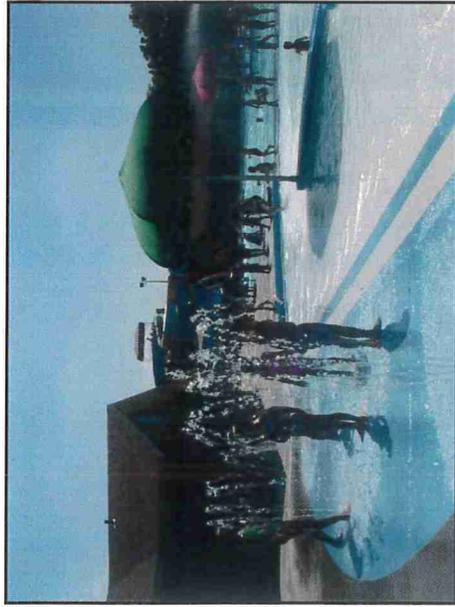
Total Patron Load	Fixtures Required Male				Fixtures Required Female		
	Toilets	Urinals	Sinks	Showers	Toilets	Sinks	Showers
0-50	1	1	1	1	2	1	1
51-100	1	1	1	1	2	1	1
101-150	1	2	1	2	3	1	2
151-200	1	2	1	2	3	1	2
201-250	2	2	1	3	4	2	3
251-300	2	3	2	4	5	2	4
301-400	2	3	2	5	5	2	5
401-500	3	3	2	6	6	2	6
501-1000	3	4	2	7	7	2	7
1001-1500	4	5	2	10	9	2	10
1501-2000	5	6	2	15	11	2	15
2001 or more	6	7	3	20	13	3	20



» Shallow water play



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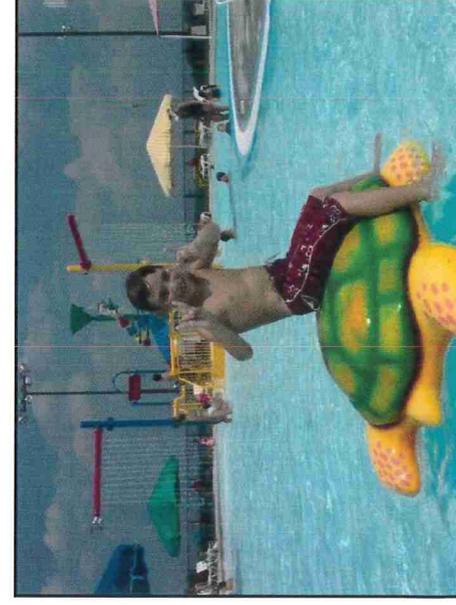
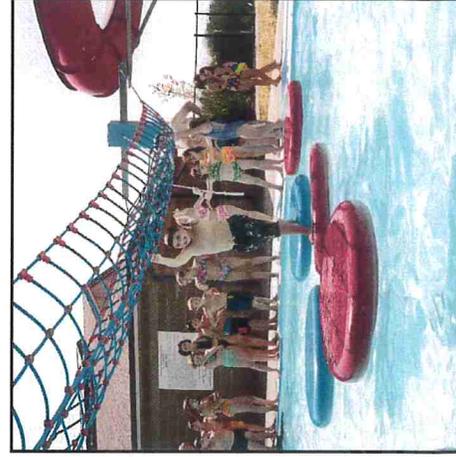
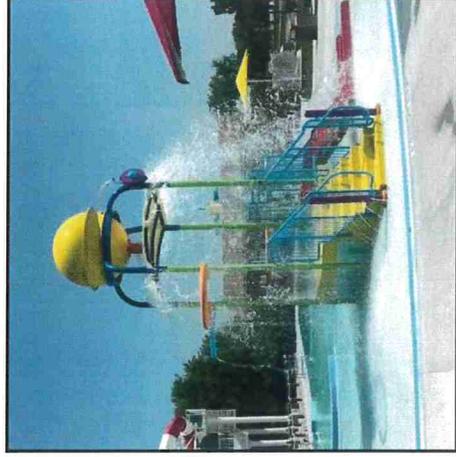


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» Interactive Play



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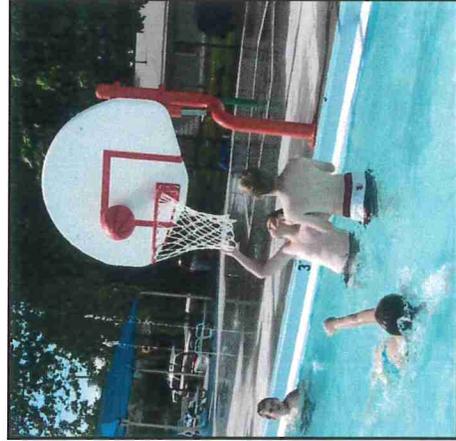


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» Interactive play



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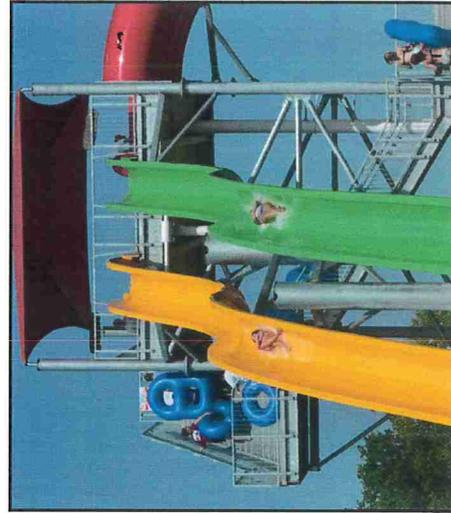
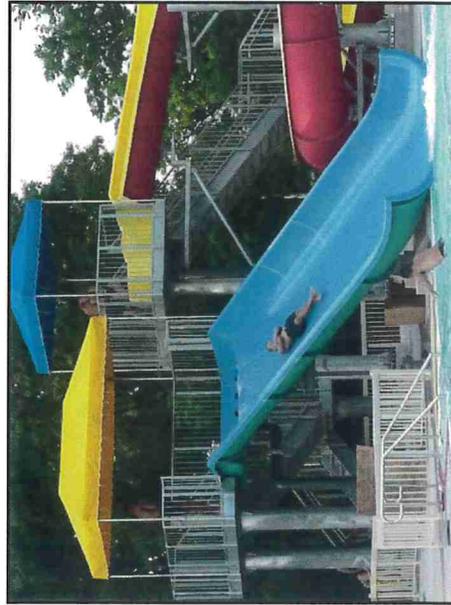


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» Slides



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» Next Steps



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Next Steps....

- Funding option
- Ballot question
 - Council
 - County
- Vote – November 2022

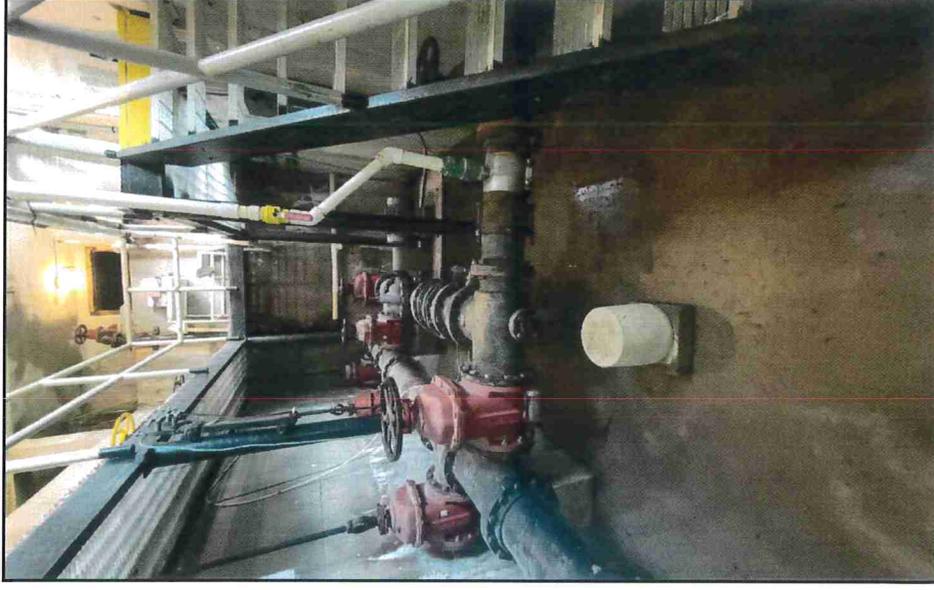
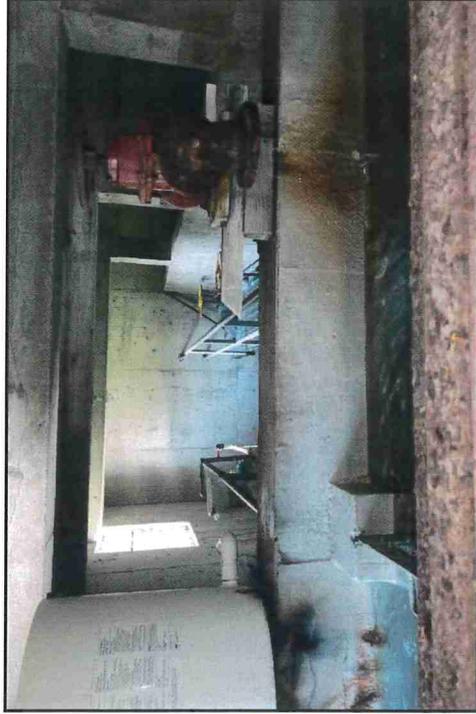


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» Existing Pool



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Pump Room



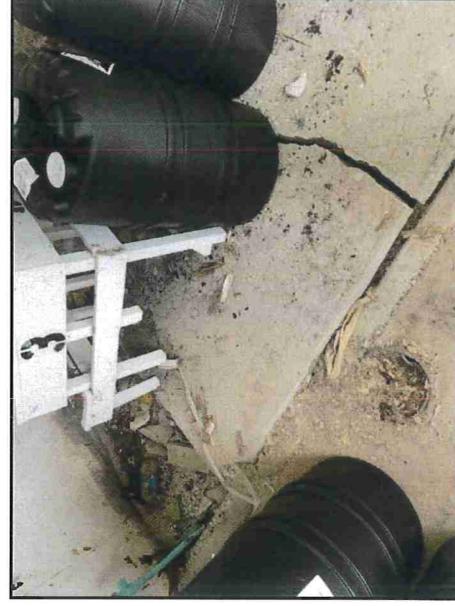
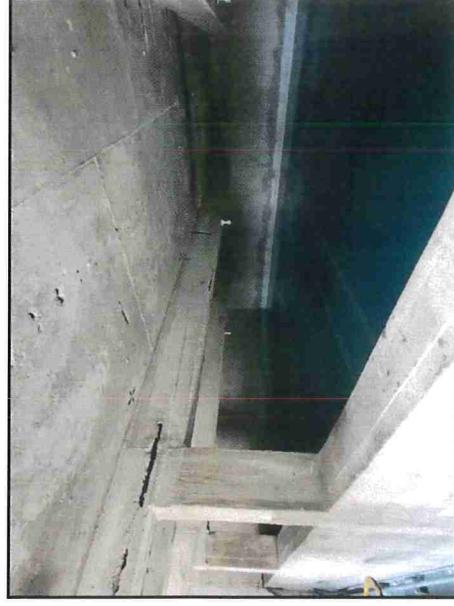
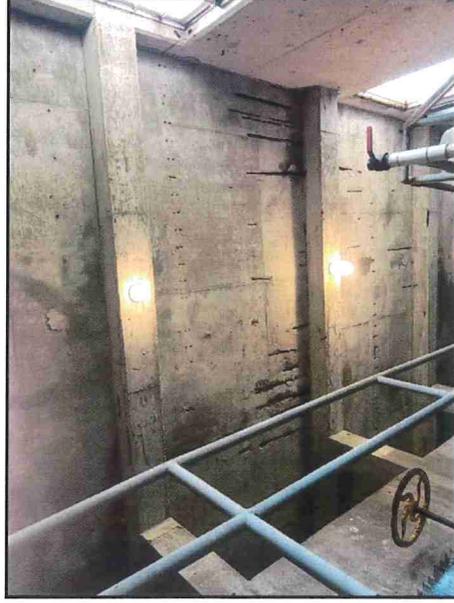
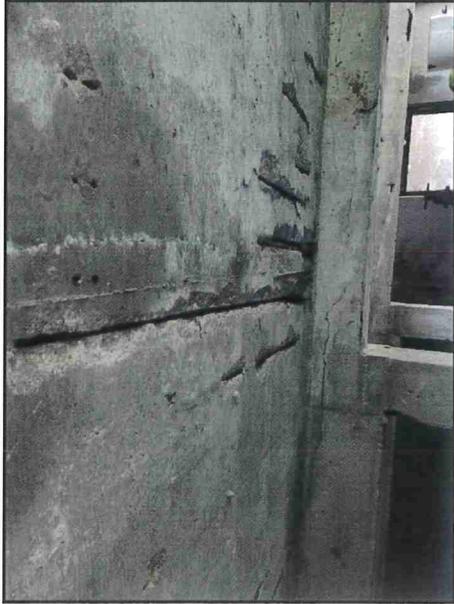
McCook Aquatic Master Plan – 2021

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» Existing Pool



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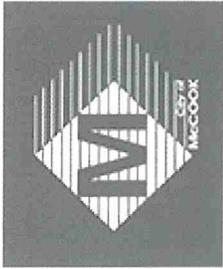


Pump Room



McCook Aquatic Master Plan – 2021

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Questions & Comments

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Key Findings from the McCook Aquatics Master Plan Community Feedback Survey

- 1) 63.44% of the respondents stated that leisure was the most important reason for visiting the McCook Outdoor Swimming Pool. No other reason listed in the survey garnered more than 20%. The second most important reason for visiting the McCook Outdoor Swimming Pool was for fitness purposes, which polled at 16.89%.
- 2) Almost 60% of respondents stated that they occasionally or never use the McCook Outdoor Swimming Pool.
- 3) When asked why respondents did not use the McCook Outdoor Swimming Pool, 47.78% stated that the pool did not contain the desired amenities. No other reason exceeded 15.39%.
- 4) 58.37% of respondents stated that they did not use the McCook YMCA Indoor Swimming Pool during the summertime (June-August).
- 5) 39.59% of the respondents replied that they did not use the McCook YMCA Indoor Swimming Pool because they were nonmembers. Inconvenient location and inconvenient hours of operation finished second and third, with each tallying under 16%.
- 6) When the respondents were asked when they frequented the McCook YMCA Indoor Swimming Pool outside of summertime (ie. September-May), 54.55% stated they did not use the YMCA pool during that time.
- 7) When respondents were asked why they did not use the McCook YMCA Indoor Swimming Pool outside of summertime, the leading response was no membership at 43.72% (no other response received more than 22%).
- 8) When asked, respondents were extremely interested in a new outdoor swimming pool at 71.75%. The other options presented, which were repair and add recreational upgrades and repair the existing pool, polled at 36.55% and 11.86% respectively.
- 9) When respondents were asked whether they were interested at all in repairing the existing pool, 61.08% answered no. 25.64% of the respondents were not interested at all in a repair and recreational upgrade to the existing pool. Only 6.25% of respondents stated that they were not at all interested in building a new outdoor swimming pool.
- 10) When respondents were asked which location they preferred for the location of the current McCook outdoor swimming pool, 40.59% of the respondents were extremely interested the existing site, 19.75% of the respondents were extremely interested in another site within city limits, and 7.87% were extremely interested in another site outside of the city limits. When adding the extremely interested and interested columns for rating the interest in locating the current pool at the existing site 91.83% of respondents answered favorably for the Kelley Park location and 78.36% answered favorably for another site within the city limits.
- 11) It appears that more than ½ of the respondents (57.74%) support the current McCook Outdoor Swimming Pool. Only 19.50% of the respondents somewhat or strongly oppose the current McCook outdoor swimming pool.

- 12) A strong majority of respondents support recreational and leisure swimming programs as the most desired programming options at 93.08%. Other programs that ranked highly were swim lessons, water therapy, senior programs, and party rentals.
- 13) Water slides, a lazy river, spray pads, play structures, and fountains were the favored amenities (in that specific order).
- 14) There is strong support in McCook for both an Indoor and an Outdoor Pool. When comparing the support for a year-round only Indoor Swimming Pool and a summer-only Outdoor Swimming Pool, the majority of respondents prefer the summer-only Outdoor Swimming Pool compared to the year-round Indoor Swimming Pool (1,120 to 869).
- 15) The majority of people that responded to the survey lived in McCook (62.36%). 18.58% of the respondents lived within Red Willow County but outside of McCook. 16.87% of the respondents lived outside of Red Willow County but within the State of Nebraska. 2.19% of the respondents live outside of the State of Nebraska (with the majority of those individuals living in Kansas).

Recent Pool Committee Actions and Background for Upcoming Townhall Meeting

The City of McCook conducted a Swimming Pool Survey during August and September of 2021. The McCook Swimming Pool survey was closed on September 30, 2021. Following the completion of the survey, Lamp Rynearson compiled the data into a McCook Aquatics Master Plan Community Feedback Survey dated October 4, 2021. The results of the Survey were reviewed by the McCook Pool Committee at a public meeting held on October 19, 2021. Following the McCook Pool Committee meeting, the City of McCook made the Survey results public via its Facebook page and the City of McCook's website. Traditional media sites like the McCook Gazette, Hometown Family Radio, and High Plains Radio ran stories and conducted interviews with City of McCook personnel regarding the survey results. Kyle McCawley of Lamp Rynearson presented the findings of the Survey to the McCook City Council at the McCook City Council Meeting held on November 1, 2021. Additional McCook Pool Committee meetings were held on November 2, 2021, December 7, 2021, and February 2, 2022. At the most recent meetings, the Pool Committee utilized the data gathered from the Survey to begin charting its preferred course of action. In addition to using the Survey to narrow the focus of the City of McCook's pool project, the Pool Committee used verbal reports provided by Kyle McCawley from communications he had with representatives of the McCook YMCA. Also, the Pool Committee was aware of recommendations made by the engineering firm that has been contracted by the McCook Public School District to assist the school with its future capital projects. Specifically, the engineers advised the McCook Public School District to maintain possession of the land it owns west of the Ed Thomas YMCA.

Based on the quantitative data provided by the survey and discussions held by the Committee after the Survey results were finalized, the McCook Pool Committee continues to maintain that a public, outdoor swimming pool is the preferred municipal swimming pool option. Additionally, the McCook Pool Committee recognized that the survey data supports prioritizing a new municipal pool as a recreational pool. The McCook Pool Committee acknowledges that water features and recreational amenities will be a primary focus of a new swimming pool project. The Pool Committee continues to assert that Kelley Park remains the best location for a new municipal swimming pool. Other land options were identified by the McCook Pool Committee, but none of the other options considered by the Committee proved to be practical.

The McCook Pool Committee reviewed outdoor swimming pool concepts drafted by Lamp Rynearson at public meetings held in November and December of 2021 and February of 2022. The concepts incorporate the data culled from the McCook Swimming Pool Survey. The concepts prioritize amenities such as water slides, a lazy river, diving boards, a zero-entry location, children's play areas, and fountains. The concepts also include an open swimming area. Lap lanes have been discussed as a potential amenity. The pool committee has considered whether lap lanes should be a priority of a Municipal Pool Project, and if so, what the appropriate number of lap lanes should be. The McCook Pool Committee is prepared to share the concepts drafted by Lamp Rynearson with the public to gauge interest in each of the potential projects. The Pool Committee will be holding a townhall meeting to discuss items such as size, scope, price, and preferred amenities.

In conjunction with the McCook Pool Committee's ongoing efforts, a funding questionnaire will be prepared for the public to answer. The Pool Committee would like to measure the public's interest in funding a pool project through sales tax, property tax, and/or a restaurant tax. The public response to this questionnaire will aid in determining the size and scope of a pool project. The questionnaire will be made available at the next townhall meeting. It will also be available on the City of McCook's social media sites.

March 30, 2022

Nate Schneider
City Administrator
West 5th and C Street
McCook, NE 69001

(Sent via email: nschneider@cityofmccook.com)

RE: McCook Swimming Pool – Existing Conditions
Technical Memorandum

Dear Mr. Schneider:

The McCook Swimming Pool is rich in history. It has been a valued amenity for the community. Over the years repairs and upgrades that have taken place have helped prolong the life of the facility.

However, there are issues that need to be addressed. The most critical areas for the City to address are the deteriorated basins, deteriorated filtration system, lack of accommodations for young visitors – i.e. zero-depth entry and interactive spray features – and the Americans with Disabilities Act compliancy.

From Lamp Rynearson's visual inspection of the pool basin, pool deck, amenities and associated systems we are reporting the following findings:

Issue	Status
Crack/deteriorated main pool basin	Exceeds the anticipated useful life
Crack/deteriorated wading pool basin	At the anticipated useful life
Rusted fence	Exceeds the anticipated useful life
Corroded filter tanks	Far exceeds the anticipated useful life of this type of system
Deteriorated perimeter deck	At the anticipated useful life
Limited mechanical space	Not compatible with current code design parameters

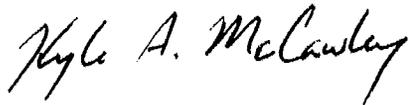
At the time of the facility inspection corrosion was observed on the filter tanks, strainer basket, and piping components. Additionally, extensive cracked and delamination of the concrete structure was observed.

Without extensive repairs and renovations, the current conditions within the mechanical room create a cause for concern. There is uncertainty for the safety of staff.

There will be a significant capital investment to repair the facility. Making the investment would allow the facility to function properly and be compliant, however it would not change the overall configuration – size, shape, water depths, etc. – of the facility. Therefore, it is recommended the City explore the option of complete replacement with a modernized design.

If you have any questions or comments, please do not hesitate to call.

Sincerely,
Lamp Rynearson

A handwritten signature in black ink that reads "Kyle A. McCawley". The signature is written in a cursive style with a horizontal line underneath the name.

Kyle A. McCawley, P.E.
Senior Project Manager

Enclosed

Photos

