

**MINUTES**  
**SPECIAL BOARD MEETING**  
**WESTERN ELMORE COUNTY RECREATION DISTRICT (WECRD)**  
**245 East 6<sup>th</sup> South, Mountain Home, ID 83647**  
**December 12, 2018 at 10:00AM**

**I. CALL MEETING TO ORDER/ ESTABLISH QUORUM**

Director Dan Gillies called the meeting to order at 10:03M, and a quorum was established with all directors present.

Others in attendance: Treasurer, Judy Erwin; Administrator, Michelle Heins; LCA Architects: Scott Wendell and Ken Gallegos; The Land Group, Civil Engineer, Dave Koga; WTI Consultant, Doug Whiteaker (via Phone); Guests: Recreation Foundation of Elmore County Board, Vivian Meyer, Jeff Tibbitts, Mollie Marsh

**II. ARCHITECTURE/CONSTRUCTION/ENGINEERING**

Scott Wendell began the presentation of the site plan for the indoor pool facility. He handed out the Conceptual Design Submittal to the Board and Staff. This document has all the information up to date regarding architectural systems, pool systems, civil/landscape, structural systems, mechanical systems, and electrical systems. Scott handed over the floor to Dave Koga who is working on the landscaping. Dave talked about the updated topographic site survey that was conducted and explained where water lines and hydrants were previously installed. He discussed the basic flood plain elevation and they will have to build it to be one foot above to meet requirements by FEMA. There will be approximately 102 paved parking spaces and an additional 59 spaces in the gravel, overflow parking area to the North. Dave talked about the design of the site grading and the storm drainage. They will develop a simple and low maintenance landscape plan to include an automatic sprinkler system. Director Lee Pierce asked if there could be a continuous sidewalk around the facility for exercising and an additional roadway to the south to connect access to the main road. LCA will look into it although there will be costs associated with this addition. Dave and the design team will meet with the City of Mountain Home to find out what is required for the drainage area on the site.

Scott took over the presentation and began reviewing the building plans. He reviewed the overall layout of the building with locker rooms, multipurpose rooms, showers, restrooms, and offices. He discussed the structural support of the various rooms and what they will be composed of (metal, CMU, load bearing, non-bearing, etc.) He talked about the proposed loads (snow loads, wind loads, seismic loads, and dead loads) and how the design will incorporate codes and common standards of practice as specified in the 2015 International Building Code as well as the local requirements. Scott talked about the temperatures of the party room, offices, and lobby and how they will be conditioned separately. The Board and design team talked about possibly moving the front entry to the next grid to the South to help provide more area in the office and storage. Scott brought in samples of flooring, a non slip concrete product for the locker rooms and a flotex vinyl for the multipurpose rooms.

Doug Whiteaker took over the presentation and reviewed the current layout of the pools. There was a lengthy discussion about adding one or two warm-up/cool-down lap lanes. The cost to do that was approximately \$300,000 for additional lanes to the lap pool, or approximately \$150,000 for one lane added to the warm water pool. Doug suggested putting in tether straps in the general use pool as an alternative to the lap lanes. This cost would be substantially lower, the board agreed that would be a better solution. This would also be available for physical therapy use and not just for swim meet competitors. Doug talked about the wall that will separate the pools and it needed to be moved four feet to attach to the

Sprung structure. He reviewed the locations of the mechanical pieces and parts for the new pool. The Board asked to add in connections for possible solar panels to be added to the building down the road. Doug will investigate that more. It was discussed that the storage room on the lap lane side could be reduced to provide more deck space. Doug will continue to refine the mechanical pieces and parts of the system and well as the pool areas. He will also provide pictures of the play structure so the Board will have a better idea of spacing in the zero-depth entry pool.

Scott suggested visiting a Sprung structure to get an idea of how a completed pool looks. There is one in Salt Lake City that the Board and design team could visit if they wanted. Scott will coordinate with Sprung on the possibilities.

Scott reviewed the mechanical systems with the Board. The large mechanical units will be placed over the mezzanine for both sides of the pool, he indicated these are very large units and will take up almost all of the mezzanine so they will make sure the units clear the structure. Scott mentioned the mezzanine to the office will be open over the pool area so keep that in mind when deciding what to store up there.

The electrical systems were discussed and indicated that the engineer has planned to use LED lights for high efficiency. The main transformer will be located towards the north end of the building but the design team is still figuring out where the location of the electrical panels will be.

The next step will be for the WECRD Board of Directors to interview the construction companies and hire a CM/GC. LCA will continue refining the pool facility. This was the end of the presentation from LCA.

Director Doug Meyer made a motion to table item 2B - 'Review updated pool plans and make necessary changes - ACTION ITEM' until we get more information and revised plans from the architect. Lee Pierce seconded the motion and all directors voted in favor of the motion. Motion passed.

### **III. GENERAL DISCUSSION**

Lee Pierce is working on getting staffing information from the City of Mountain Home pool, the Mountain Home Air Force pool, and the YMCA. This information will be beneficial for our maintenance and operating budget. He also mentioned he would like to start conversations with the City since we are moving forward and have more solid plans.

### **IV. PUBLIC COMMENT**

No public comment at this time.

### **V. ADJOURN**

Doug Meyer made a motion to adjourn the meeting at 12:45pm. Lee Pierce seconded the motion and all Directors voted in favor of the motion.

Submitted by:

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Michelle Heins, Administrator

\_\_\_\_\_  
Date

APPROVED: \_\_\_\_\_ as written \_\_\_\_\_ as amended

\_\_\_\_\_  
Dan Gillies, President

\_\_\_\_\_  
Date