

COMMITTEE OF THE WHOLE MINUTES

May 11, 2010

The Committee of the Whole meeting was held on May 11, 2010, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:00 p.m.

PRESENT: Committee Members: Vince Gentile, Dan Kasaris, Gary Petrusky, Larry Antoskiewicz, John Nickell, Don Willey, Administration: Mayor Robert Stefanik, Law Director Tom Kelly, Legislative Services Director Laura Haller; Other: List on file in Council Office. Absent: Paul Marnecheck.

APPROVAL OF MINUTES

Moved by Mr. Willey, seconded by Mr. Kasaris to **approve the April 13, 2010 minutes.** Yeas: 6. Nays: 0. **Motion carried.**

Moved by Mr. Kasaris, seconded by Mr. Petrusky to **excuse Mr. Marnecheck from the meeting.** Yeas: 6. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Operating agreement with the YMCA

Mr. Gentile said this agreement is currently being negotiated by the City of North Royalton and asked that Mr. Kelly bring residents up to date on these agreements. Mr. Kelly stated that we are making good and steady progress but unfortunately are not yet in a position to present a final instrument. Mr. Kelly said there are two very sensitive issues that have caused the city a great deal of difficulty and on which we have yet to reach an agreement. He said we are confident that we will be able to reach an agreement on these issues. Mr. Kelly said these matters are sensitive and the city is not in a position to discuss these issues this evening. He said he is hopeful that we will be able to present a good, solid, final instrument in a short period of time.

Mr. Jordan said as part of the attachment to the operating agreement there is a budget for the project and said we have also had discussions with the YMCA as far as what is required at the facility. He said one of the items that has been a topic of discussion is the pool. Mr. Jordan said in the preliminary concept there was shown a four lane pool with zero entry. He said the public has voiced interest in enlarging that pool. He said at our request and with the YMCA's consent, they have enlarged the concept to a six lane pool. Mr. Jordan said as a result of that it has affected the project budget and how much the YMCA will request to borrow from the city. He said the pool will be at least a six lane pool and anything above that will be bid out as an alternate. He said as the project progresses and as the YMCA does their due diligence relative to the project cost that will be incorporated into the agreements that will be presented shortly.

Mr. Jordan said the other major issue is that the size of the facility will affect the project budget. He said a lot of the YMCA's have a medical partner and their participation affects the size of the structure. He said we are hoping that the YMCA will successfully include an agreement with Parma Hospital. Mr. Jordan said the city will allow the YMCA to include these two additions into the project and also allow the financing for these two additional items into the project.

Mrs. Shy from the YMCA said the Lakewood YMCA has a partnership with The Cleveland Clinic who made a capital campaign contribution which offset the cost of construction.

2. Purchase agreement for the Avalon property

Mr. Gentile said we will not entertain the purchase agreement until we have an operating agreement that is signed and ratified. He said we need this agreement in place with the YMCA before we purchase the property. Mayor Stefanik said we need to nail down the operating agreement then probably on the same evening enter into a purchase agreement for the Avalon Center with the YMCA.

Mr. Nickell asked if we are still on time with the purchase agreement. Mayor Stefanik said yes.

3. Architect selection procedure discussion

Mr. Gentile asked Mr. Jordan if they are any closer to architect selection at this time. Mr. Jordan said no.

4. Construction Manager selection discussion

No update.

5. Facility proposed functions

Mr. Guzy said the YMCA has a variety of programs. He said they are looking to get their programs up and running in North Royalton as early as June.

6. Facility proposed capacity(s)

Mr. Guzy said currently they are looking at the facility being approximately 45,000-55,000 square feet. He said until they know how many partners will be in place they will not know the exact square footage. He said they are expecting to have approximately 7,500-10,000 members.

Mr. Gentile asked Mrs. Shy if she can explain how the YMCA generally raises money for these facilities. Mrs. Shy said we are actively involved in a capital campaign now to offset the cost of the building. She said they go out and talk to individuals, corporations and foundations. Mrs. Shy said generally about 70 percent of the funds comes from individuals. She said they are focusing not only on high end donors but also on community based donors who are people who make smaller donations but still have an impact.

Mr. Guzy said the one thing the YMCA wants to do is get the word out to people. He said they have identified several people who have the capacity to give, but said they will not approach them right away. He said they would first look at their story to see what it is they might be interested in seeing at the new facility then have a discussion with them about the facility.

Mrs. Shy said she and Mr. Guzy are happy to come out to talk to any groups that might be interested in hearing more about the YMCA and the campaign for the new facility.

Mr. Willey asked about companies who are willing to match contributions to 501c 3 organizations. Mrs. Shy said there are a lot of companies that will match gifts. Mrs. Shy said it is just a matter of an employee approaching their Human Resources director to see if this is something they will do. She said if they then contact the YMCA, they will handle all of the paperwork on their end.

7. Milestone Dates:

- a. Architect assignment**
- b. Construction Manager assignment**
- c. Borrowing of public funds**
- d. Proposed bid date**
- e. ORC Compliance for municipal construction projects**

Mr. Gentile said the items under Item 7 do not apply without the purchase agreement.

Mr. Nickell asked the audience to help get the word out that this facility is being built in North Royalton and we are looking for financial support.

Mr. Gentile said if each household in the city contributed \$50 to this project, we would have \$475,000 towards construction of this building.

Mr. Guzy said we are on a time limit and have approximately 5 months to identify these funds. He said if anyone is interested in helping to fundraise for this facility or donate to please let him know and he will help to guide them in the right direction.

Mr. Gentile asked if there are any questions from the audience.

Jillian Caggiano, a member of the North Royalton Swim Team said that the swim team believes that an eight lane pool would be ideal as it would be more spacious and make the YMCA a more competitive venue.

Fred Bostelman asked if there are any plans for a sauna or handball courts. Mr. Guzy said they are planning to have a sauna, but they do not find handball courts cost effective and have not built them in a while into any of their facilities.

Steve Wood asked about the vendor for aquatic facility and asked if the YMCA will pick the builder or will the city pick who will build this. Mr. Jordan said the construction contracts will follow the city's bidding procedures.

Patricia Richie asked if there will be a warm water pool at the facility aside from the 6 or 8 lane pool. Mr. Guzy said they do not currently have a plan for a warm water pool, however, he said they do keep the water at approximately 85 degrees. He said they follow the Arthritis Foundation and the MS Foundation's recommendations on temperature. He said they do lower the temp for swim meets. Mr. Guzy said they do not like to go over 85 degrees as there is a chance of people developing bacteria on their skin.

Alyssa Kmet said having an eight lane pool would be beneficial to the community. She said a long term revenue could be acquired as there would be more people coming in to the community. She said more jobs would also be created such as lifeguards and swim teacher positions.

James Barton said he is excited about the YMCA. He said he does not believe six lanes will be enough as he feels it will be too crowded.

Vince D'Agostino said he believes we need a recreation center in this city. He said he will be more than happy to help in the fundraising efforts for this facility.

Mr. Gentile asked Mrs. Shy if residents can target their fundraising for an alternate pool. Mrs. Shy said yes. She said we will be going to bid for a six lane pool and asked that anyone who is passionate about an eight lane pool to please step forward and get involved to help with the fundraising efforts.

Mayor Stefanik asked about the representative that was at the last meeting from the National Swim Association and asked if we might be able to contact them as they were interested in helping to fund the eight lane pool. A representative from the National Swim Association was in the audience and Mayor Stefanik said they will talk to him after the meeting.

Darlene Kelly said she is the mother of a North Royalton swimmer. She said she travels for swim meets and said cities and local businesses benefit from this type of facility. She said she would like to see the city reach out to local businesses to see if they will help with fundraising efforts.

Mayor Stefanik said the bi-annual North Royalton Business Breakfast is being held tomorrow and there are over 100 business owners attending. He said we will be pitching to them the YMCA. He said we are engaging the business community and have also given to the YMCA contact names of various businesses in North Royalton along with the names of residents who they feel might be interested in

being part of this facility. He said he would like this to be one of the premier YMCA facilities in Northeast Ohio.

John Cole asked about the financing for the facility. He asked if the city will purchase this facility and the YMCA will operate it. Mr. Jordan said the proposal is not yet finished but the way the YMCA facilities are run is that they are the operator of the facility, not leasing the facility. Mr. Cole asked if this would be a long term operating agreement. Mr. Jordan said yes, it will be a possible 20 year agreement. Mr. Cole asked how much equity the city is asking the YMCA to put into the facility in capital improvements. Mr. Jordan said the original concept is that the city will provide the site and the YMCA will pay for all of the improvements that it takes to develop this into a 45,000 square foot facility. Mr. Jordan said that number is still being worked on but he said it is over \$6.1 million. Mr. Cole asked if the YMCA has given the city projections on what their anticipated revenues would be over that period of time. He asked if they will have enough to service the operating agreement as well as the borrowing. Mr. Jordan said he has seen their financials and they have a track record on all of their facilities of meeting their financial obligations. Mr. Cole asked if this entity is the YMCA that we are all familiar with. Mr. Guzy said they are part of the YMCA of Greater Cleveland.

Mr. Gentile wanted to clarify that the city is only going to loan the money less the contribution amount when we bond this out.

Chris Bergmann asked if there will be a diving board for the divers. Mr. Guzy said we are not planning to have a diving board as it runs into additional cost as well as liability insurance.

Mia Pantic asked if we will be pitching the concept that we want an eight lane pool. Mayor Stefanik said we understand the eight lane pool concept and will let business owners know that as well.

Charlene Hill asked if there will be more than one gym. Mr. Guzy said no. She asked if the cost will be lower than the membership fee at the downtown facility and the Avon Lake facility. Mr. Guzy said the membership fee will be negotiable with the city. Ms. Hill asked if there will be any outside activities at this facility. Mr. Guzy said there are no outside activities planned for this facility.

Jamie Wilson said she feels we need a diving board at the North Royalton facility.

Robin Nemeth said she feels we need a sauna and a whirlpool at the facility.

Mr. Antoskiewicz said he would also like to see an eight lane pool, but wanted to make sure that everyone is aware that in order for an eight lane pool to be considered we will have to raise money.

Bain Matthews said his concern is the expiration date of the contract. He asked if the city is able to get an extension since the deadline is coming up and there are a lot of loose ends to tie up. Mr. Kelly said it is yet to be determined if we will be able to get an extension.

A North Royalton resident asked if the North Royalton facility will be part of the Silver Sneaker Senior program. Mr. Guzy said all of the YMCA facilities are part of this program.

Mr. Willey said that although some of the high school students who spoke said they will not be able to enjoy the pool as they will be graduating, he feels the YMCA is a lifetime experience.

Dan Tomon said he is concerned about the size of the North Royalton facility. He said if there is any way to make this facility a little larger it will benefit the city. He gave statistical information from 2007 on the size of other recreation facilities in other communities. Mr. Tomon said he will bring updated information to the next meeting. Mayor Stefanik said that the cities that Mr. Tomon discussed had to raise taxes in order to build these facilities. He said Strongsville had to subsidize their recreation center last year and in turn had to cut some of their road programs. Mayor Stefanik said we have gone to the

residents a couple times and they have indicated that they do not want to pay more taxes for a recreation facility in the city. He said we feel this is a great opportunity and a great concept with the YMCA coming in and the city putting some money up front then the YMCA taking over the facility with the option to bump this out in the future if we need to. Mr. Antoskiewicz said if we can raise enough money we can build a larger facility.

Chris Bergmann asked if North Royalton Swim Team would have to pay for the swim team to use the facility. Mr. Guzy said a rental agreement would be worked out with the YMCA. Mr. Bergmann asked how big the pool deck will be. Mr. Guzy said they do not yet have a plan so he does not have an answer to that question.

Mr. Jordan said Mr. Bergmann's comments are all good arguments and he suggested taking them to the school board. Mr. Jordan said he would encourage the school board to participate in the design and also the talks on how to achieve a hometown meet center for the swim team.

NEW BUSINESS

1. Ordinance 10-58

Mr. Gentile suggesting moving this to Old Business as we do not yet have the agreements.

2. Ordinance 10-59

Mr. Gentile suggested moving this to Old Business as we do not yet have the agreements.

3. Ordinance 10-61

Mr. Gentile suggested moving this to Old Business as we do not yet have the agreements.

4. Ordinance 10-62

Mr. Gentile suggested moving this to Old Business as we do not yet have the agreements.

Mr. Guzy thanked everyone who attended and suggested getting out in the community to get the word out about the YMCA so we can build the facility the residents want.

ADJOURNMENT

Moved by Mr. Willey, seconded by Mr. Kasaris **to adjourn the meeting**. Yeas: 3. Nays: 0. **Motion carried.**

Meeting adjourned at 8:17 p.m.