

**KINDRED CITY COUNCIL SPECIAL MEETING MINUTES**

**Wednesday, October 12, 2022 ~ 6:00pm ~ Kindred City Hall**

Present: Mayor Darrell Kersting, CMs Julie Johnson and Ozzie Peraza. Absent: CMs Adam Spelhaug and Shad Stoddard.

Park Board Members Present: Lydia Ronningen, Rob Sahr, and Carlotta Ford. Absent: Kimbra Amerman.

Others present: PWS Rich Schock, City Auditor Tabitha Arnaud, Park Director Mike Brown, Park District Clerk Emily Teberg, Guest Dan Dumas.

Mayor Kersting called the meeting to order at 5:58pm.

**1. Pool**

**a. End of Season Finances and Reports**

Review of the 2022 pool season. Number of passes issued was about the same as 2021, although swimming lessons increased slightly. The "City Surcharge for Pool" income was more than the \$25K annual payment because the December 2021 revenues were received in January 2022. Updated new board members of the change this year to an annual payment for management services from the City and the removal of the monthly utility bill fee effective January 2022. Mrs. Teberg noted the Payroll Pool expense was only lifeguard wages, and the Parks & Rec Manager expense is a percentage of Mike Brown's salary, based on the amount of time he spent at the pool versus other Park District time. Repairs & Maintenance were down slightly from 2021. The year-end total for 2022 provided a loss of (\$2,908.13); an improvement from the (\$5,000) loss in 2021. A two-year profit & loss report was not provided, so comparisons were verbalized. Auditor Arnaud noted the only item not reflected on the annual reports was the cost for propane, as the tank is shared with the Memorial Building so it is billed to and paid by the City. 2022 propane expense was \$651.20. Reviewed the current outstanding balance on the loan for the pool: estimated remaining balance is \$456K, with quarterly payments of \$17K paid by the City; the loan will be complete in August of 2030. CM Peraza asked if the repairs were completed to the cracks. Brown said that they were filled with putty, but not extensively repaired. He reviewed the water usage with Arnaud (see below) and believes the water loss is not apparent:

Year	Total gallons metered for season
2022	402,250
2021	475,950
2020	324,730
2019	408,510
2018	325,720

Mayor Kersting asked if there were any goals in mind to help with the revenue loss or ideas to increase revenues? One item mentioned was to better track Brown's time so a direct percentage of his salary is applied appropriately to the pool.

**b. 2023 Sub-lease Agreement**

Provided a copy of the signed 2022 agreement for review over the winter, any changes can be discussed at the spring joint meeting before the 2023 agreement is approved.

**c. Pool Repairs/Maintenance**

Dan Dumas of My Aquatic Services (MAS) in West Fargo presented a proposal to renovate the current pool. The proposal includes raising the depth from 7ft to 5ft with the installation of a PVC membrane. This would increase the "usable" capacity of the pool as there is a large void space in the "treading" area, where swimmers cannot touch the floor of the pool. Dumas noted that often up to 2/3 of the pool is not being used because swimmers are most comfortable where they can touch the bottom of the pool. Decreasing the depth would not only add more usability, but decrease the gallons of water needed, and as a result reduce the expenses for treating and heating the water. As an energy auditing consultant in the tristate area, MAS has updated city and hotel pools in Enderlin, Milnor, Moorhead, Park River, and SD State University, to name a few. Dumas stated the energy savings could be as much as 35% between water fill and chemicals. Reducing flow rates on pumps will also reduce electric costs 20%-50%. He also discussed cover options, nightly covers could save on evaporation and heat loss.

Another part of the proposal is for a 10ft 7in waterslide that would be installed on the shallow end, where the current pool is already plumbed, and would use an existing pump the City already has. It would need

additional foundation support (sonotubes) if concrete is not thick enough. He noted that there are additions that can be installed on the new 5ft deep end of the pool that kids will enjoy: basketball hoops, volleyball nets, etc; a 5ft pool is functional and will save on expenses. Dumas also said that Cass County Public Health has previously allowed MAS to create plans for new/remodeled pools, which can save the cost to have engineered plans completed (can be about \$8K). The proposed cost for the water slide is about \$50K, but due to supplier notice it will increase 5% (about \$2300) after October 14, 2022. The estimated time to install this would be about 4-5 days.

Mayor Kersting asked how the depth would be modified under the PVC membrane. Dumas said the drains/plumbing would be lengthened, pea rock would be used to fill the void space and the PVC membrane would be placed on top. He did not have any concerns with seasonal condensation under the membrane.

The proposal is just under \$150K, with the 10/14/22 increase on the waterslide. This includes raising the depth of the main pool from 7ft to 5ft, installing the PVC membrane on both the large and small pools, and the 10ft 7in waterslide. Additional costs would need to be considered if there are issues with pumps or plumbing that was previously installed. This quote is valid until 11/12/2022. The proposal also does not include the "deck wrap" which is optional and is installed at the edge of the liner and wraps up to the end of the concrete. This would be an estimated \$5400. The estimated life span of these system is 20-25 years with proper care. Contracts are assigned and put on the schedule as they are signed; as of right now mid-March to April is when projects are getting scheduled (working in winter is not a problem; install a dome over area to work through the winter).

Dumas said he would be happy to help with chemical evaluations as well. MAS wants to sell customers products, but is in the market to save their customers money. They are named in the top 50 service center and pool builders hall of fame. MAS is owned by a veteran and they are interested in legacy, not money. They also are aware that water is precious and want to encourage responsible and economical water use. Dumas noted that there are many grant options out there to research as well; referencing the City/Park Districts of Fessenden and Park River.

All board members thanked Dan Dumas for his time to present today.

PB Member Ronningen shared that previous concerns with leaking after the cracking in the bowl were discovered prompted the evaluation of solutions. She feels this is a great proposal but with the Park District only operating the pool, in the end it is the City's decision for this large of an improvement. PBM Sahr noted that Brown has been working hard on getting this put together. Brown shared that there are multiple areas that need improvements: skimmer baskets are cracking more, additional ceramic tiles have cracked and broken, one of the pumps failed on the last day of the season. Another upgrade to consider would be the locker rooms. Ronningen suggested a walk-thru the facility with all the board members to get a better understanding of the issues. CM Johnson said she would be agreeable to the investment for part of a new improvement. CM Peraza asked if we have gotten bids for pump repairs/replacements. Brown stated that he can get them, but noted the pumps in the system now are oversized. PB Member Ford noted that her grandkids love the 7ft depth for jumping in, but said the water temps seemed colder this year. Brown said the heating system was working. She also noted that additional hours of operation would be nice too.

City Council will review the proposal and discuss again at the November 2<sup>nd</sup> Council meeting.

## **2. Kindred Parks & Rec Updates**

### **a. Activities and Plans**

PBM Ronningen shared that as part of this years Santa Days, the Park District may be taking over the Holiday Lights contest that was previously done by Kindred Public Library. The board will be discussing more at their regular meeting following this meeting.

### **b. Share of ND State Aid Request**

Auditor Arnaud stated that the Park District's request for 20% of the State Aid Revenue Share was incorporated into the City's 2023 budget, estimating \$12K-\$14K for the upcoming year. The City receives the deposits monthly, but would look to pay this out quarterly to match other tax revenue share disbursements. CM Peraza asked if the Park District had plans for the funds yet. PBM Sahr stated it

would be used for park updates and possibly some new equipment. They will be discussing more at their regular meeting following this meeting.

**c. Parks Director Role with the City of Kindred: Oct 2022-Mar 2023 Season**

Update for new board members on Mike Brown's overlapping job duties during the winter season. The City has paid the first installment of \$10K in October for the 2022 quarter; the other \$10K will be paid in January for the 2023 quarter. PBM Ronningen said the plan is to incorporate Brown's salary in full within the Park District budget moving forward. CM Peraza asked PWS Schock if there were arrangements made for winter storm events. Schock said that with Brown living a little closer to Kindred, getting here to help move snow should be easier.

**3. City Park Updates**

**a. Basketball Court**

This project was all wrapped up last spring. It was noted that a "slippery when wet" sign could be useful for the court. Thanks to the Park District and all those that donated to make this upgrade possible! It looks great!

**b. ADA Playground Equipment Upgrades**

Discussed improvements and additions to playground equipment. Resident Sarah Anderson is willing to be a resource for this project, especially on the grant research. PBM Ronningen said the swings would be nice, but it would be great to see any improvements. Arnaud noted that previous information provided a cost estimate of replacing the wood fibers with rubber matting was about \$175K. A total of about \$250K would provide an additional independent items and shade structures. Discussed moving the equipment around in the park to utilize the existing sidewalk too. Will consider starting with small projects and exploring more options as well.

**c. New City Park Sign, Veteran's Memorial, and Pool Flagpole/Flowerbeds**

The boards reviewed the Master Gardeners proposal for care and maintenance of the City Park flower beds and plans for the peonies.

**d. Picnic Shelter**

Discussed options to update the shelter; installing soffit to seal the roof up, eliminating bird nesting; adding lights for security and use. Possibly work with FFA or school groups as a volunteer project?

**e. Benches**

The trees that were removed from City Park two years ago were sent to Rollag for processing and to be transformed into benches, should be back soon!

**4. Additional Future Planning/Projects**

**a. "Welcome to Kindred" signs**

Arnaud noted that these signs have been on the docket for a few years now and they are deteriorating still. Mayor Kersting shared the option a vinyl wrap company refurbishing old metal signage with new images. This could be an inexpensive upgrade to Welcome people to the community.

**b. Other Beatification Projects**

Mayor Kersting said he would really like to see flowers downtown, whether it be in planters or troughs of some sort. Maybe another FFA or local volunteer project to make the planters? The Master Gardeners would help with the plantings, and maybe the businesses or city staff help with the watering.

Brown also noted that the Tree Board is meeting next week and is making a plan for boulevard trees to be removed and replaced. They will be taking advantage of grants that are available, up to \$10K each.

Briefly discussed Kindred Days for 2023. With the expanded layout of the event, it would be helpful to get some additional or new help for garbage duties to relieve that job from City Council.

**ADJOURNMENT**

**MOTION, passed – To adjourn meeting at 7:39pm;**

**Peraza moved, Johnson seconded. Roll Call Vote; Motion carried unanimously.**

*(Minutes subject to council approval.) (Agenda deadline is noon Wednesday the week before the meeting.)*

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Darrell Kersting, Mayor

Attest: \_\_\_\_\_  
Tabitha Arnaud, City Auditor

Date approved: \_\_\_\_\_