

**Recreation Commission  
Meeting Minutes  
February 2, 2023**

In attendance: AJ Fox, Director and Becki Johnson, Assistant Director, Recreation Commission members- Brent Parsley, Chairperson, Stan Rogers, Leslie Brasfield, Julie Anderson, Alderman, Dr. Prater Powell, and Leslie Trussler. Alderman- Donnie Parsley, Mark Messick, Bob Bellamy, and Mayor Marilyn Howard. Guest- John Coffelt, Manchester Times

Call to Order- Brent Parsley

1. Approval of Minutes- Leslie Brasfield made a motion, Dr. Powell seconded the motion, all approved
2. Planning/Budgeting- AJ Fox introduced the documents on repairs for the center, and asked if anyone had questions. The 1<sup>st</sup> set of documents is the Wold HFR Report, who are the original designers of the facility. The compiled report gives a 5-year recommended plan to replace existing deteriorating items. Priority 1- Aquatics- Pools and Pump Room. Priority 2- Roof (report completed before storm damage to the roof). The mechanical issues would be addressed in a Preventative Maintenance Plan for the HVAC units to keep them running. All wood floors- gym and Aerobics room floor issues discussed, such as, buckling and moisture issues. It had been recommended to get an Engineer to evaluate. The office door in the gym sticks and the Volleyball pole inserts have changed shape from circles to ovals so the pole will no longer fit. The Parquet flooring in the Aerobics room moves and pieces come out making it a tripping hazard. The Plan mentions moving the Wellness Room downstairs for 24-hour Access to the Fitness Center. Also, there is no adequate way of moving equipment upstairs and downstairs without taking it apart. The area would be better monitored if it were downstairs as well. The Fitness classes would be moved upstairs. This requires adding on the building and adding restrooms. The dividing wall between Aerobics and the Youth Room would become a solid wall.

The Councilman Hunsaker Report covers most of the Aquatics concerns. The HVAC in the Pump Room has not worked for several years and has caused corrosion in the pump room. The strainer baskets are falling apart and require clamps to keep the lids airtight. The floor drains do not drain adequately. The room could flood if a pipe burst. Conduit is wearing away. The surge pit lid in the pool area is frozen shut and requires a hoist to open it, this gives access to check water levels. It also lists features that could be added to the pool area to increase revenue.

The Slideways Reports- Outdoor Pool Play feature has deterioration of the anti-skid panels that the kids walk on which could make the surface slippery. The diving Board also needs new anti-slip surfacing which is wearing away as well. The Outdoor Big Slides- the beds are cracking and getting holes exposing the fiberglass. There are also some joint concerns.

Discussion on reports: Brent Parsley mentioned that the reason for the meeting is that 20-years ago the building was new, but no money was set aside to replace things. Julie Anderson stated that the current leadership is working on a plan and prevention. AJ Fox brought up that the parks are old as well and will need repairs in the upcoming years. The playground installed in 1997 has met the end of its life-cycle and the ADA Wright building is 50 years old. Most grants are for new items not repairs to existing structures. Brent Parsley said that some repairs are liability issues and we need to address liability. Julie Anderson said that we want to make it safe or it diminishes what we have so no one wants to use it. Donnie Parsley asked if there has been no plan for 20 years and Leslie Trussler replied that repairs have been reactive. AJ Fox stated that is why everything is hitting at once and the repairs need to be made as soon as possible. Donnie Parsley asked what the cost of the total roof repair is and AJ replied with over a \$1,000,000.00 and that insurance is about \$500,000.00. AJ also mentioned that the Aquatics area was estimated to be \$500,00.00 a year ago in repairs. Leslie Trussler brought up that a new roof is needed. AJ Fox broke down the bid options for the Board of Mayor and Alderman to approve at their

meeting. Alternate 1 includes the damaged half of the high-top roof plus the other half of the high roof. Alternate 2 is for all the roof tops and Alternate 3 include the Pump room work. Donnie Parsley asked about a warranty. AJ Fox said that most warranties are about 15 years. Brent parsley mentioned how if you need a new roof on your house you do the whole thing not half. Mark Messick stressed to prioritize reasonably to time it out over 3 years. Mayor Howard said that any liability to the public should be the priority. Julie Anderson we are responsible for safety. Mark Messick wondered how the Preventative Maintenance Plan helps. AJ Fox said that is separate from the repairs in the reports and that it covers the mechanical side of the center, such as the HVAC units. Mark Messick said the we don't have an amount until we get to the budget process and ask for a specific amount. AJ Fox said that year 1 would be at least \$500,000.00. The Mayor said to make sure that none of the hazards are put off. Brent Parsley stated that each year money needs to be added moving forward for repairs. He said that over the years Bonnie probably asked for money that most likely was cut from the budget. Mark Messick said to bring it to the Finance Committee and they would get it done.

3. Tour of Recreation Center

- Gymnasium
- Aerobics Room Floor
- Aquatics area
- Fitness Center
- Track- corner where roof has leaked

AJ Fox will contact Wold Design for information on a 5-year plan. Mark Messick wants a priority schedule for the 5-year plan. Mayor Howard specified that we need to prioritize safety, especially exposed wiring. AJ Fox replied that the outdoor pool work will need to be completed before the pool season begins in May. Brent Parsley asked if there is a motion to do a preliminary plan and take it the finance committee. Julie Anderson made a motion specifying that the plan include issues that are paramount for liability and electrical to keep everyone safe and Leslie Trussler made a second motion, all approved.

4. Items for the Recreation Commission- Julie Anderson asked doing about a 20-year Celebration for the Rec Center. Brent Parsley asked if we were to move the Fitness Center downstairs what might it add to the membership. AJ Fox said that we would need to look into it, but he is aware of people who come to the center with children but work out elsewhere for the 24-hour convenience. Mayor Howard made a final remark with how the Rec Center is one good thing that Manchester has to offer.
5. Next meeting: Thursday, March 9, 2023 at 12 noon
6. Adjournment

Respectfully Submitted by,



Becki Johnson, Assistant Director