



**Molalla Aquatic District
Board of Directors
BOARD MEETING MINUTES
Tuesday, October 22, 2024, 7:00pm**

1. Call to Order: Rick Gano called the meeting to order at 7:00 pm

Roll Call:

Board of Directors:

Rick Gano, Board President
Hendy Appleton Vice-President
Claire Ferlan, Board Secretary
Neal Lucht, Board Member

Staff:

Landon Bright, Superintendent
Jayme Logan, Recording Secretary

Absent:

Paula Beck, Board Treasurer

2. Consent Agenda

Approval of the Minutes: The Board Minutes from August 27, 2024 were emailed as part of the board packet. Neal moved to approve the August 27, 2024 Board Meeting Minutes as presented Claire seconds Motion Carried 4-0.

3. Public Comments:

3.1 Public Comments: Members of the Lebanon Aquatic District are attending the meeting and introduce themselves.

4. New Business:

4.1 Board Recruitment: There are 2 Board positions opening, possibly 3, and we will be posting information about the openings on our website. If you have any suggestions or improvements to the posting, please let Landon know.

4.2 Private Lesson Pricing: Our current pricing is \$145 in district and \$175 out district, that includes 8-30 min lessons. Landon is proposing an increase to \$165/\$195, our current rate is way below the other aquatic centers in our area. After some discussion and reviewing the pricing in the area the board decides to amend the recommendation to \$175 in-district and \$200 out-district. Hendy motions to approve the price change and Claire seconds. Motion Carried 4-0.

4.3 Time off policy: Landon would like to add a time off policy to the Employee Handbook. Currently we only have a sick leave policy. Employees can only use up to 40 hrs. per year. The board discusses some options such as giving Landon a discretionary PTO account he can use to reward employees for doing a great job that would not count towards the 40 hrs. sick leave rule. There would need to be some basic guidelines in place such as no more than

40hrs. To any one employee a year etc. The board suggests contacting Paychex, our payroll company, and see what it would take to set something up like that.

4.4 The board received an e-mail from a neighbor of the aquatic center that states that during the pool draining her backyard was flooded. Landon passes out his Timeline of events to better explain what happened and would like it to be entered into record. This happened on a weekend and when Landon was notified, he did come out to check out the situation. Landon did not go into the neighbor's yard but noted that the grass behind the pool was saturated with no visible pooling of water. The city did come out as well. Before draining the pool, the city was contacted and was drained like how it was in previous years. In 2022 a valve was replaced so the pool did drain slower previous years. Landon had the backflow tested, scoped the lines and someone was here the entire time the pool was being drained. All the results from the backflow test have been sent to the city. American On-Site is a local company that is knowledgeable and during our next backflow test Landon has requested that they attend along with a board member so we can get a better idea of where the water goes when we drain the pool: into the sewer or storm drain and if our gutters are hooked up to a dry drain. Another possible cause may be the new HVAC. This would show to our neighbors that we are doing our due diligence and doing all we can to prevent this from happening again.

5. Operations and Management Report:

5.1 Facility Closure ended up being from September 2nd- October 7th our longest closure to date and during that time we completed several projects: Replastering of the pool, pump and impeller installed this should correct the flow issues we were having, solenoid replaced that was leaking, several paint projects were also completed including the family room, doors, rails and even the parking lot received a new coat of paint. The replastering turned out to be a more complex project than originally thought. Prior to the start of the project a 40% deposit was made approximately \$45,000 we still have an outstanding invoice dated 09/26 for \$56,000 that has not been paid the start-up has not been completed and there are several areas of concerns regarding the plaster, and we had a scuba diver out the other day taking photos of the areas of concern and awaiting the report. Once we receive that report and get some clarification on what it would take to fix it the funds are ready. The new plaster cannot have the vacuum on it, so Landon purchased a hand vacuum to help with debris.

5.2 We are back to regular programming with our Pumpkin plop and a new event the pumpkin plunge for middle schoolers coming up. Molalla elementary is here this week and next for swimming lessons.

5.3 There are 2 applications for Swim scholarships this evening both were reviewed Hendy made a motion to approve the 2 scholarship applications and Neal seconds. Approved 4-0

5.3 Budget: Please take note of the message from Debbie on the Front of the Financials, she notes take tax revenue should come sometime in November. Wages for Lifeguards and Kid's Club are over. There is a question on if there is a typo on Budget vs Actual and Landon will contact the bookkeeper to get clarification. The board would also like to investigate some alternative pay departments such as maintenance so Lifeguards not guarding but doing a project would get paid from a different category.

6. Upcoming Meeting:

6.1 Rick and Neal will both be attending via Zoom for November's meeting November's meeting will be on November 22, 2024 at 7pm

7. Adjournment:

Claire motions to adjourn the meeting at 8:28pm and Neal seconds. Motion carried, 4-0
Meeting adjourned at 8:28pm

RESPECTFULLY SUBMITTED:

Jayne Logan
Recording Secretary

Claire Ferlan
Board Secretary

Closure and Drainage Timeline:

Prior to closure: Over the last several months, I have been in communication with staff and contractors about proper procedures when draining the pool. To my knowledge, the draining of the pool was similar to previous efforts. In Sept. 2022, there was a new valve installed that made the pool draining process easier.

Monday, 9/2: Labor Day

Tuesday, 9/3: Pump impeller replacement completed by Strong Refuge, on deck tile repair.

Wednesday, 9/4: Scheduled Anderson Poolworks site visit-they had to reschedule.

Thursday, 9/5: Site-visit by Anderson Poolworks at 9AM. Instructed to start the draining process in preparation of demolition the following week.

Thursday, 9/5: Called City of Molalla seeking any input or instruction regarding the draining of the pool at 10:43AM. Called Molalla Water Treatment Plant at 10:45 AM seeking any input or instruction regarding the draining of the pool. I was told there were no specific instructions or requirements. I could commence with draining the pool. I have documentation of these calls.

Thurs, 9/5: Start drain process before noon. No draining occurred unsupervised. Drained pool throughout the day. Switched from pump drain to manual drain throughout the day. Draining did not occur at night or unsupervised.

Friday, 9/6: Drained pool throughout the day. We switched from pump drain to manual drain throughout the day. Draining completed around 12:30AM on Saturday 9.7 under supervision by staff.

Saturday, 9/7: Received a text that there was saturation behind the building. I came in to inspect. Area seemed damp, but no pooling of water. A staff member and I did an inspection of the building and roof to make sure there were no specific areas of concern. A representative of the city came out to inspect. They did not see any immediate concerns or diagnosed a specific problem. When asked, they said I did not need to take any additional action other than to have the drains we are responsible for checked out. I have not heard from the city since this date.

Pool was closed until 10/7/24 until the plaster project was completed.

Additional Action Taken:

- *All M.A.D. exterior horizontal drains were scoped and cleared by Legacy Valley LLC.*
- *Had America On Site to discuss possible issues. They cleared an additional line of ours. We will have them back out during our next planned backwash to check for irregularities.*
- *Backflow test completed by Ben's Backflow.*
- *I have personally inspected the back area when we have backwashed and have not noticed any issue to my knowledge.*