

## Meeting Minutes

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Date: October 11, 2021 Date of Issuance: November 1, 2021

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Location: 2000 Denison Avenue

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Project: Manhattan Aquatic Indoor Feasibility Study

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Project No.: 21-010

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Comments, additions, or corrections to this memo should be communicated to Anderson Knight Architects. If no comments are received, this memo will be interpreted accurate and filed as a part of the permanent record for this project.

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### Meeting Minutes

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1. Introductions were made by Tracy Anderson of Anderson Knight Architects starting at 6:30pm.
  - a. Consultant team: Heather Peterson, AKA, George Deines of Counsilman-Hunsaker; Jason Hilgers, Deputy City Manager, Tucker Peddicord with McCown Gordan Construction, and others from the Parks and Recreation Staff.
2. Meeting Minutes from August 23<sup>rd</sup> meeting were approved.
3. Tracy Anderson Reviewed the Agenda for the meeting.
  - a. Site selection was going to be a topic at this meeting, but after further review believe that it can be set-aside until the size of the 'box' is known to better understand the space requirements.
4. KSU will not be a partner in the Indoor Aquatic Center via a letter from Linda Cook. This letter can be referenced in the presentation that will be put up on the website.
5. George Deines reviewed the Manhattan Demographics
  - a. Source of demographics is Alteryx
6. Deines reviewed Aquatics 'terms' to make sure everyone was on the same page utilizing descriptions. There are four types of pools:
  - a. Recreation
    - i. Leisure amenities, shallow water, warmer water, zero entry, slides
  - b. Competition
    - i. 6 lane/25 yard, vs 25yard x 25 meter, vs 50m x 25 yard
      1. \*\*25 yard, 8 lane is the minimum for high school swimming\*\*
    - ii. Any with diving well
    - iii. Warm-up/cool down pool
    - iv. Spectator seating (local 300 up to state at 800 occupants)
    - v. Concessions
    - vi. Cooler water
  - c. Instruction
    - i. Swim lessons, lifeguard training, Water Safety
    - ii. Warmer water
  - d. Wellness/therapy
    - i. Water walking/aerobics
    - ii. Therapy
    - iii. Warmer water

7. Deines reviewed the different types of Aquatic Programs. (A more comprehensive list can be found in the presentation that is posted on the website). Examples include:
  - i. Wellness
  - ii. Personal Training
  - iii. Group Exercise
  - iv. Rentals
  - v. Instruction
  - vi. Therapy
8. Anderson, Peterson, and Deines met with Stakeholders in four sessions throughout the day on the 11<sup>th</sup>. Over 30 groups were invited to participate with approximately 20 organizations represented throughout the day. The groups included:
  - a. **Community Wellness**
    - i. Group types: Special needs, persons with disabilities, older adults, and rehabilitation:
    - ii. Pool types best suited: Shallow water, open water, warmer water, ADA compliant, separate environment (quiet and privacy)
  - b. **Community Programs**
    - i. Group types: Fitness/wellness, swim lessons, birthday parties/special events, recreation swimming
    - ii. Pool types: Shallow and deep water, warmer water, multi-purpose spaces
  - c. **Competition**
    - i. Group types: High school and college level competitors, short and long course
      1. Pool types: 8-20 lanes 25y pool, cooler water, deeper water, 1M diving, spectator seating, storage
9. Highlights from all stakeholder groups:
  - a. Summer swim lesson demand was not met before Covid and has been heightened more with the closing of the natatorium. The instructional needs of Manhattan are not currently met.
  - b. Manhattan cannot currently host events (high school, club, and other organizations (like the Special Olympics)
  - c. Manhattan had previously hosted events, but were relocated once Hummer Park was constructed in Topeka
  - d. Manhattan is centrally located and easier to get to from Western, KS, so it is an ideal host site if a suitable facility was available. There was thought that some of the local, regional, and State events could return to Manhattan.
  - e. There is a growing demand for an aquatic facility from wellness, therapy, recreation, and competition avenues.
  - f. Many stakeholders left with the sentiment of “Go big or go home” or “If you build it they will come”.
10. Discussion
  - a. The Manhattan HS Swim team has about 100 students plus on the team consistently
    - i. Diving team, typically 5-10 athletes, was lost because of Covid and not having a place for them to practice.
  - b. Lifeguarding could be an offering for a HS class

- c. Marlins have 50 kids driving to Ft. Riley every day to practice. Their normal numbers are around 80 kids.
- d. Combination of regional and local organizations that their needs could be met as well.
- e. KSU has/had Intramurals, water polo and would host a swim meet.
- f. Could a sauna be an included amenity?
- g. Could the elementary/middle schools utilize the pool for PE programming (learn to swim session)
- h. 50m x 25y pool would be desired.
- i. It was highlighted that the words “competition pool” could have a bad connotation with some members of the community and a different term should be used to understand that body of water could be used for multiple programs and user types and not just as a competition pool. For example there is a large group of very active adult recreation swimmers.
- j. A dive well could also be used for deep sea diving courses. UFM is currently hosting these in Junction City. The Manhattan Fire Department does do some water training at City Park Poo during the summer.
- k. The pool should be a ‘gem’ for the community and be functional and beautiful. Amenities could include:
  - i. Competition pool with cooler water and a warmer water pool
  - ii. Play set/feature
  - iii. It would provides a place for the community to develop healthy habits and water safety.
  - iv. The three bodies of water at the K-State natatorium worked well.
- l. A college student did a research paper and found that across the US, cities that have a population of 50,000 or more, there were only 17 that did not have an indoor aquatic facility and Manhattan is one of them.
- m. An indoor facility would increase the quality of life in the community.
- n. Looking at it through the lens of an Economic Development standpoint it could be a deterrent for large corporations to settle in Manhattan if there is not an indoor aquatic facility.
- o. The facility needs to be as economical and functional as possible without solely focusing on the just the competitive side. There needs to be equal emphasis on the warmer and cooler water items. The competition body of water shouldn’t be state of the art and then the project is left without funds to do something nice on the leisure/warmer water pool.
- p. The Recreation Centers and other projects have focused on a regional or state wide draw. The facility first needs to look at the needs of the Manhattan Community and then take into account the regional and state levels.
- q. Locker rooms: Need to have enough fixtures and be large enough for ADA access including clients and caregivers to function. They should be centrally located/near the pool.
- r. Accessibility: ADA requires ramps or lifts based on the amount of water and the number of users. Stairs with handrails can also be provided. Based off group discussion (and stakeholder groups) a ramp or zero entry is the first preference. The second preference is stairs, and third is a lift. A lift should be provided for those who are wheel chair bound. A ramp can be difficult to get worked into an indoor facility because of space needs.

- s. Manhattan should set the bar high and create a world class aquatic facility. There should be access for the community during a competition. This could be achieved by providing several bodies of water to allow for multiple programming opportunities at once. It would be great for the community and the region.
- t. The aquatic facility amenities/components need to appeal to everyone in the community so a bond issue can pass (if that was the chosen funding mechanism).
- u. The Steering Committee and Design Team will look at what options are for the initial and long term funding mechanism.
- v. A question was asked regarding manipulating water temperature. It can be done, but typically it takes about 24 hours to adjust it one degree. It is very difficult to change and not ideal. It is better to have different bodies of water with different temperatures.
- w. It seemed ideal to strive for 2-3 bodies of water.
- x. Would like to look at what is currently provided in the outdoor facilities and see where the overlaps are and then provide different amenities in the indoor facility. The idea would be for the indoor facility to complement and not compete with the outdoor facilities. There could be some efficiencies gained with staffing. Guards could be trained and kept on staff throughout the year making that process more efficient.
- y. An example image was showing utilizing glass partitions to help separate recreation/competition from leisure. That seemed like a very functional design. It is desired to make sure that is designed to the 'right size'. Not so large that it is not obtainable, but not so small that there is no room for growth.
- z. A question was asked if indoor facilities get less use during the summers? It seems people would rather swim outside than inside during the summertime. However, if you offer indoor summer swim lessons they cannot get canceled because of weather and the water temperature is more consistent. Leisure attendance may go down, but competition/recreation attendance stays up. In some cases, competition may prefer indoor for the same reasons as swim lessons may prefer indoor or it can provide a back-up in inclement weather. The older and special needs population could be more likely to utilize indoor pool vs outdoor pool.
  - aa. The Marlins may utilize the indoor during the colder months and could be 'lost' to the outdoor facilities during the summer. That may not be the case if they can insure consistency with indoor practices all year along.
  - bb. Deines gave an example of a high school in Iowa. The pool needed to be replaced but the school district did not have the full funds. The club team that utilized the pool hired Councilman Hunsaker to do a study. The school district wanted to put in the minimum 8 lane pool, but the study showed they needed more. The club was able to privately fundraise another 1 million dollars to increase the size of the pool so it could better serve their needs.
  - cc. Deines shared another example of a Community college that partnered with a private swim team and the City to provide an indoor aquatic facility.
  - dd. Indoor aquatics does takes an entire community to make it work. All of the stakeholders have to be at the table to make it a successful project.
  - ee. A question was raised if the diving well could be combined with the competition pool. Deines responded that yes it could with a 'stretch' pool, an 'L' shape pool, or be integrated. However the divers do like warmer water, but this could be a water temperature compromise.

- ff. Diving competition utilizes the 1M and 3M springboard. Towers are 5M, 7.5M, and 10M. High school competition is 1M but prefer to practice some skills on a 3M. 1M would be essential and 3M would be a nice to have. The water depth needs to increase by about 1 foot to accommodate the 3M (11'-0" to 12'-0" +/-6")
  - gg. Are there special considerations for depth of pool or amenities for the Lifeguards?
    - i. Red Cross requires a minimum of 7'-0" of water depth OR trained to the depth of the pool they work at. City Park Pool currently has a deep end of 12'-0" and that is what all Guards have to pass. They also have the water park certification because of the amenities at City Park Pool.
  - hh. Manhattan was not short lifeguard staff, but they were short highly trained mechanical/maintenance staff to keep the pool open and operating.
  - ii. What are the insurance requirements? Liability is based on number of visits and types of amenities. Diving wells were taken out in the 70's because the pools were not designed properly. Diving board accidents are the ladders and not the actual jumping off.
  - jj. The aquatic facility should be used for swim lessons, exercise, and competition, and not focused on the leisure side.
  - kk. There has to be recreation and leisure components to the pool and not just competition components.
  - ll. The design team will look at historical data to see if there are amenities that helps with revenue? What is the ROI/Life cycle cost on different amenities.
  - mm. The indoor facility should take into consideration the LGBTQ and the family community
  - nn. The facility needs to think about the local Manhattan Community and also think about it being a regional facility that could draw as far as Abilene, Topeka, and north to the KS/NE boarder.
11. Next steps:
- a. The Design team will generate some ideas based on this conversation and all of the stakeholders meetings and report back some concepts. s
  - b. The concepts will include a 'good', 'better', and 'best' options and the associated budget estimates and potential upfront and maintenance costs as well as revenue projections and programing.

The meeting was adjourned at 8:10pm

END OF MINUTES