



## LAKE PARK CITY COUNCIL POOL INFORMATIONAL MINUTES

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Lake Park American Legion  
2051 2nd Street, Lake Park, MN 56554  
January 21, 2025 - 7:00 p.m.

### A. CALL TO ORDER

- Meeting called to order by John Beaudine at 7:00 p.m. at the Lake Park American Legion. This is an informational meeting only, no decisions will be made, and there will be a question/answer session at the end of the meeting.
- Cell Phone Policy – For the public and city workers cell phones need to be on vibrate/silent during City Council meetings. If you need to take or make a call, go to the front of the building.

### B. ROLL CALL

- **Members Present:** John Beaudine, Andrea Pollock, Britney Ronning, Keith Zachariason
- **Members Absent:** Kayla Mayer
- **Staff:** Tammy Charbonneau, Sarah Mikkelsen
- **Contracted:** Dylan Ramstad Skoyles
- **Media:**
- **Guests:** Shania Alder, Vicki Alder, Abby Anderson, Matt Bergstrom, Millie Charboneau, Walker Charboneau, Josie Denman, Karen Erickson, Alli Fast, Michelle Fjeld, Melanie Hanson, Cheryl Hoge, Dale Hoge, Roz Howery, Pam Johnson, Phil Johnson, Staci Landsem, Lexi McMullen, Carla Nelson, Marie Nelson, Hannah Moller, Kaden Neuner, Lonnie Neuner, Dave O'Connell, Cassie Rieger, Dana Sabers, Sheldon Sabers, Chantal Sommers,

### C. PUBLIC FORUM & CORRESPONDENCE

1. **Britney Ronning – Pool Committee** – Members are Abby Anderson, Michelle Bjerke, Barb Chromy, Melanie Hanson, Marie Nelson, Britney Ronning, Steve Westlund, and Keith Zachariason. Committee met and proposed to hire Design Intent Architects to complete a pool feasibility study and the City Council approved this expense.
2. **Scott DeMartelaere, Design Intent Architects – Pool Feasibility Study**  
A study was completed, the existing conditions were reviewed, and potential options were identified. The study document is available on the City Website:

#### **Pool Facility Study Document:**

[https://lakeparkmn.com/UserFiles/Facility%20Study%203%20printed%2010\\_10\\_24\(1\).pdf](https://lakeparkmn.com/UserFiles/Facility%20Study%203%20printed%2010_10_24(1).pdf)

**Handout from Pool Informational Meeting:** <https://lakeparkmn.com/UserFiles/Pool%Study%Handout.pdf>

#### **Introduction:**

The City of Lake Park hired a third-party, Design Intent Architects, to perform a detailed feasibility review and assessment of the community pool and bathhouse and the potential of a greater diversity of amenities. The pool meeting is to inform the public about the pool findings and financial impact it could have on your household. Please refer to the Options table for an estimated amount that could be assessed to Lake Park residents' taxes, which is reflected in the grayed-out column. No decisions will be made at the pool meeting.

#### **Bathhouse Assessment:**

As a result of natural wear and tear over the past 48 years of operations, the bathhouse facility requires the following:

- Repairs and renovations of the cracking floors and walls due to differential movement of the foundation
- Replacement of outdated pool mechanical and heating systems to comply with building code regulations
- Address ADA accessibility standards deficiencies
- Parking and drop-off areas
- Accessible route of travel and parking signage
- Building entrances

- Horizontal accessible circulation
- Doorways
- Lavatories, toilets, and toilet stall
- Showers
- Admissions counter
- Address new building code regulations

**Pool Assessment** - The pool is 48 years old, which has far surpassed the average life of 30 – 35 years. As a result of natural wear and tear of operations, there are a multitude of concerns:

- Damage to the structural integrity and top of stainless steel pool wall and missing vertical bracing and horizontal tie rods.
- Poor condition of pool floor structure with extensive cracking, rot and decay.
- Infrastructure of the pool deck has many areas that could possibly contribute to physical injury of users. There are several areas of uneven cement and uplifts at control joints.
- Increased costs associated with the operation and maintenance under existing conditions.
- Requires new drains and piping back to bathhouse.
- Requires new mechanical equipment.
- Requires ADA access lift and walk in steps.
- Pool is not in compliance with industry safety standards, Americans with Disabilities Act (ADA), Pool and Spa Safety Act – Anti Entrapment (VGB), Minnesota State Health Code and 10 Stage Aquatic Design Standards.

**Options** - All options below include the design fees and are over the span of 20 years on residents' within City limits property taxes. The costs do not include the annual out-of-pocket overhead costs for pool employee wages and maintenance which could be assessed to the City of Lake Park tax levy.

Option	Description	Project Cost	Household Cost – No Bond (Annually for 20 years)	Household Cost – Bonded (Annually for 20 years)
A.1	In-Depth Renovation of Existing Pool and Bathhouse	\$2,240,000	\$540 per year	\$178 per year
A.2	New Pool Within Existing Pool and Renovation of Existing Bathhouse	\$2,400,500	\$590 per year	\$229 per year
B.1	New Pool Similar to Existing One, Potable Splashpad (water from water tower), and New Bathhouse	\$2,724,500	\$656 per year	\$292 per year
B.2	New Pool Similar to Existing One, Recirculating Splashpad (water can be heated and is part of pool system), and New Bathhouse	\$2,950,100	\$710 per year	\$349 per year
C.1	New Zero Entry Pool with 3 Lane Lap Pool, Diving Board, Integrated Splashpad, and New Bathhouse	\$3,135,750	\$755 per year	\$394 per year
D.1	New Zero Entry Pool with 3 Lane Lap Pool, Water Slide, Plunge Pool, Diving Board, Potable Splashpad (water from water tower), and New Bathhouse	\$4,032,000	\$971 per year	\$610 per year
D.2	New Zero Entry Pool with 3 Lane Lap Pool, Water Slide, Plunge Pool, Diving Board, Recirculating Splashpad (water can be heated and is part of pool system), and New Bathhouse	\$4,256,000	\$1,025 per year	\$663 per year
E.1	New Potable Splash Pad and New Bathhouse	\$526,500	\$130 per year	\$70 per year
E.2	New Recirculating Splash Pad and New Bathhouse	\$984,500	\$240 per year	\$120 per year
F.1	New Recirculating Splash Pad Center and New Bathhouse	\$2,128,000	\$515 per year	\$275 per year

## **Pool Insurance Requirements:**

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- Lifeguard chair
- Attendant for the slide is required (someone to oversee slide – doesn't need to be trained lifeguard)
- Option A.1 & A.2 – Two (2) lifeguards
- Option B.1 & B.2 - Two (2) lifeguards
- Option C.1 – Three (3) lifeguards
- Option D.1 & D.2 - Three (3) or Four (4) lifeguards

## **Current Bonds/Upcoming Bond Requests:**

- The City currently has three Bonds/Loans in the amount of \$2,100,000 for the two sewer projects and the water project. These end in 2031, 2040 and 2042 .
- The street project will cost \$3,000,000 plus. The request for funding to the State last year was for \$3,000,000 and it was denied. This year request for funding to the State is for \$2,000,000. If this is approved, the City will be responsible for the remaining
- New gas and electric meters are needed and cost estimate is \$400,000 for project.

## **Full Report:**

- The full report is located on the City website under Resources & Links:  
[https://lakeparkmn.com/UserFiles/Facility%20Study%203%20printed%2010\\_10\\_24\(1\).pdf](https://lakeparkmn.com/UserFiles/Facility%20Study%203%20printed%2010_10_24(1).pdf)  
If you would like a hard copy of the report, please stop by the City office.

## **Next Step:**

- Pool Committee will meet to review options.

## **D. ADJOURNMENT**

**M/S/CU:** Ronning/Pollock to adjourn meeting at 8:27 p.m.

**THESE MINUTES WERE OFFICIALLY APPROVED AT THE REGULAR MEETING ON FEBRUARY 10, 2025.**

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Sarah Mikkelsen, City Clerk-Treasurer

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John Beaudine, Mayor