



**City of North Port**  
**PARKS & RECREATION DEPARTMENT**  
(941) 429-PARK (7275)  
[www.cityofnorthport.com/parksandrecreation](http://www.cityofnorthport.com/parksandrecreation)

**MEMORANDUM**

TO: Peter D. Lear, City Manager  
Cari Branco, Assistant City Manager

THROUGH: Sandy Pfundheller, Director *SP*

FROM: Tricia Wisner, Assistant Director *TW*

SUBJECT: North Port Pool - Update

DATE: April 16, 2019

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**Background**

The North Port Pool, located at 5925 Greenwood Avenue, is currently operated by the Sky Family YMCA (YMCA) via a Facilities Management Agreement that was executed on September 14, 2010 with the Charlotte County YMCA and Sarasota County (County). When the Sky Family YMCA merged operations with the Charlotte County YMCA, an Assignment, Assumption and Amendment Contract No. 2010-504 was executed in which the Sky Family YMCA assumed all responsibilities previously assigned to Charlotte County Family YMCA.

The 2010 agreement outlines that general maintenance, operation and repairs under \$5,000 are the responsibility of the YMCA. Repairs over \$5,000 are the responsibility of the City. Additionally, per Section 2. Compensation, of the agreement, the County provides \$150,000 in annual funding to the YMCA, paid in monthly installments, to defray operational costs. The agreement is scheduled to terminate on September 30, 2020.

In March 2019, the YMCA sent a letter to Mayor Hanks (attached) requesting consideration for the City to provide financial support for the North Port pool operations following the end of County funding. The County has indicated that they will continue to uphold the agreement until the scheduled termination of September 30, 2020, at which time all funding will cease.

**Status of the YMCA Pool**

As required by code, the Department of Health (DOH) evaluates the facility to ensure compliance at regular intervals. For the last several years the NP pool has experienced ongoing difficulties maintaining required flow rates, water clarity and DOH inspection reports note that the pool needs to be resurfaced. The following measures have been taken to address code violations:

- The City contracted Galaxy Pools in October 2016 to replace the pump at the NP YMCA pool. The 7.5 horsepower (hp) pump came with a one-year limited warranty that expired in October 2017. In September 2018 the YMCA replaced the pump's motor and in October 2018, Facilities Maintenance addressed electrical issues from the pump's draw that caused breakers to repeatedly trip. However, the YMCA continues to receive notices from the Department of Health documenting that the flowrate is too low.
- The YMCA contacted Resurrection pools in February 2019, who provided a quote of \$67,900 to completely resurface the pool, including tiling, gutters and grates. It should be noted that Resurrection indicated that they were unable to identify the issue with the flowrate as the 7.5hp pump is very powerful and should meet the needs.
- The YMCA contacted Elite Pools to provide information on the flowrate issue at the facility and resurfacing of the pool. Elite pools visited the property on April 8, 2019 and provided the opinion that the flowrate issue was very likely due to deterioration of the underground plumbing which is consistent with pools of this age. On April 11, 2019 Elite Pools provided two estimates:
  - A) Renovation of the existing facility to meet code requirements -\$309,000.  
This estimate does not include electrical work, poolside showers, potable water connections, gas venting or fencing.
  - B) Demolition of existing pool and installation of a new six lane 25-meter pool - \$397,000.  
This estimate does include electrical work, however, excludes poolside showers, potable water connections, gas venting and fencing.

In April 2019, the YMCA notified the City that the pool heater was not working properly. For reference, the City replaced the pool heater in January 2018 at a cost of \$12,491.46. The heater came with a one-year warranty that expired January 2019. The YMCA contacted GrandAire to review the heater issue and on April 12, 2019, GrandAire provided an estimate of \$5,752.30 to repair the heater. On the estimate it is noted that "We believe it is possible that the operation issues and subsequent breakdowns of the heater are related to water flow issues."

As this repair is over the \$5,000 threshold specified in the agreement, it falls under the responsibility of the City. Parks & Recreation will work with Facilities Maintenance to move forward with the repair, however, there are concerns that the heater and pump may continue to fail unless the plumbing and flowrates are addressed.