



Legislation Text

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TO: Honorable Mayor & Members of the North Port Commission

FROM: Peter D. Lear, CPA, CGMA, City Manager

TITLE: Discussion Regarding Recent North Port YMCA Pool Department of Health Inspections

Recommended Action

Discussion and Possible Action Regarding Department of Health Inspection Reports for the North Port Pool operated by the Sky Family YMCA.

Background Information

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.

On June 25, 2019, Parks & Recreation staff received notification from a Department of Health Inspector that the facility did not pass a regular inspection on June 24, 2019. The inspector indicated that there were five main concerns:

1. Water Clarity / Algae Control - Upon inspection it was noted that there was dirt and debris in the pool and algae was found growing along the gutters and tiles. Violation of Bathing Code 64E-9.004(1)(c) & (3); 64E-9.017(1)(c).
2. Tile/Pool Finish - The inspector noted sharp broken tiles at the water edge and near the ladder. Additionally, portions of the pool surface that had fallen to the bottom of the pool and cracks in the surface need to be patched. Violation of Bathing Code 64E-9.004(3); 64E-9.017(1)(h).
3. Water Level/Control - At the time of the inspection the water level was too high to allow for appropriate skimming. Violation of Bathing Code 64E-9.004(6); and Florida Building Code 454.1.6.5.11
4. Pressure/Vacuum Gauge - Per Bathing Code 64E-9.008(10)(d) a vacuum gauge is required prior to the recirculation pump.
5. Water Flow/Flowmeter - Per Florida Building Code the volume of the pool must be recirculated through the system every 6 hours in order to accomplish a minimum of four turnovers per day. The flowmeter reading indicated that water recirculation was less than 200 gallons per minute (gpm). At that rate required recirculation would not be not possible to achieve.

Additionally, it was noted that the chlorine levels in the pool were below acceptable levels. The inspection requires correction of items 1-4 by Friday, June 28, 2019 and item 5 by September 22, 2019.

Following the Department of Health re-inspection on June 28, three items from the initial inspection remained unsatisfactory: Tile/Pool Finish, Pressure/Vacuum Gauge and the Water Flow/Flowmeter, however the Department of Health allowed the pool to stay operating with an additional re-inspection scheduled for July 12, 2019. Per the

Department of Health, the Tile/Pool Finish and Pressure/Vacuum Gauge issues must be appropriately addressed by the reinspection on July 12, and the flow must be at required levels by September 22, 2019.

Staff discussed the June 28 inspection results with the YMCA Chief Operating Officer on July 1. The YMCA has begun maintenance and anticipates repairs to the surface and installation of the vacuum gauge will be completed prior to July 12. However, a variety of actions have been taken over the years to address the low flow without improvement.

Florida Building Code requires that the recirculation system shall provide a minimum of four turnovers of the pool (water) volume per day. This requirement helps ensure that the water in the pool is clean and safe for swimming. The North Port YMCA Pool holds 159,500 gallons. In order to turn over four times within a 24 hour period, the filtration system must pump a minimum of 443 gallons per minute, more than twice the actual current rate.

At this point it appears that the pipes are likely the primary issue. Cast iron pipes are known to degrade internally which causes both friction and locations for debris to snag and further restrict flow. While snaking the pipes has been considered, it is our understanding that the pipes turn too frequently and at angles which are too sharp to benefit from being snaked. Flow and age of the pipes indicate that that re-piping would be required to meet flow rates.

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:

1.

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, fencing

or any repairs/improvements to the bathhouse or filtration building.

2. Demolition of existing pool and installation of a new six lane 25-meter pool - \$397,000. This estimate does include electrical work; however, it excludes poolside showers, potable water connections, gas venting, fencing, and any repairs/improvements to the bathhouse or filtration building.

On May 28, 2019, the City of North Port City Commission discussed the status of the North Port YMCA Pool along with other buildings at Dallas White Park and voted to solicit a Public Private Partnership to include a pool, the YMCA amenities, the Art Center, and the Clothes Closet as well as the entire Dallas White Park entity to be brought before the Commission within the next six months, to include a Master Plan and construction.

If the flow at the facility does not support four turnovers within 24 hours, the Department of Health will refer the facility to the North Port Building Official with a recommendation to close the facility due to not meeting code requirements. Sarasota County Parks, Recreation and Natural Resources staff has indicated that if the pool is closed for an extended period of time, they will consider withholding monthly payments intended to defray operational costs.

Strategic Plan

Create and sustain a safe and healthy environment for residents and visitors of North Port.

Financial Impact

Funding has not been identified for repairs to address the flow and pool surface. Renovation or construction will require a budget amendment with potential funding from Surtax.

Procurement

Per City Purchasing requirements this project would require a formal solicitation. Based on the timeline required for a formal solicitation, it is unlikely the flow issue could be resolved by the Department of Health required date of September 22, 2019.

Attachments:

1. 2010-504 Facilities Maintenance Agreement
2. Assignment, Assumption and Amendment Contract No. 2010-504
3. June 25, 2019 Department of Health Inspection
4. June 28, 2019 Department of Health Inspection

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