

## City Park and Pool FAQ's



The City of John Day began evaluating options last year to replace Gleason Park & Pool with a new park and pool facility. This website will be updated periodically to answer Frequently Asked Questions about the city's park and pool. It includes information about the current conditions and the proposed changes.

A community conversation forum will be hosted by the John Day Swim Team on Tuesday, April 2, 6:00 P.M. at the Grant County Regional Airport.

## FREQUENTLY ASKED QUESTIONS

### What is this about?

Gleason pool opened in 1958 and is nearing the end of its useful life. The City of John Day owns Gleason pool and park, but it is operated and maintained by the John Day/Canyon City Parks and Recreation District. The 25-year operating agreement between the City and the Parks & Rec District to operate the pool ends at the end of the 2020 pool season. For these reasons, the city council felt it was important to begin evaluating options to replace the pool.

### Why now?

The State is willing to assist with the financing a new pool and we have new land locations to choose from. John Day and the Parks and Rec District recently completed land acquisitions that would allow us to build a new pool outside of the 100-year floodplain.

The age and condition of Gleason are also of concern. The pool is 60 years old and its operational costs are increasing. We feel it's important to reinvest in our community. Gleason has served us well, but we need a pool that will last for the next 60 years.

### Is Gleason pool safe?

Yes! The Parks and Rec District has done a wonderful job of keeping Gleason Pool safe and operational and John Day has provided free water to fill the pool every year. However, the costs to open and operate the pool increase annually and given its age and condition, it is nearing the end of its useful life. It is not a certainty that the pool will open every year.

### Is Gleason pool profitable?

No! Community pools rarely make money. It is an asset for the entire community that provides tremendous public benefits. It is the only pool in Grant County. It was paid for by John Day residents. Gleason Pool today is funded exclusively by residents in John Day and Canyon City who are part of the Parks & Recreation District. Yet nearly half of pool users come from outside these communities. Gleason pool generates about \$25,000 per year in revenue from swim users and costs about \$75,000 per year to maintain, so its net cost to taxpayers is roughly \$50,000 annually. The money to fund the operating deficit comes from the Parks & Rec taxing district.

### Does the pool have to be located in John Day?

Not necessarily. John Day and the Parks District have acquired two properties in the city limits that are ideal locations. John Day is centrally located in Grant County and is where the Parks District has its office. It's also where 25% of the county population lives. Building a pool in another community would require another community or the county to put forward a better proposal.

### What kind of new pool are you planning to build?

We're looking to build a six-lane, 25-yard outdoor pool with indoor aquatics support spaces (changing facilities, office space, party room, storage and mechanical facilities). It will be similar in size to Gleason pool but with improved and more efficient systems.

### Why not an indoor pool?

They're simply too expensive. They're expensive to build. They're expensive to operate and maintain. Outdoor pools are far more affordable, and our tax base isn't large enough to support an indoor facility. Our estimated cost to build an indoor pool similar to Gleason is \$9.6 million. The annual operating expenses are estimated to be \$500-\$600,000. The Parks & Recreation District only nets approximately \$200,000 per year in tax revenue. User fees for an indoor pool would likely increase above the \$25,000 per year Gleason currently receives, but most indoor pools only have a 50% cost recovery. This

means that taxes and revenue received by Parks and Rec would need to increase 2-3 times above their current levels just to fund the annual operations and maintenance for an indoor pool, in addition to doubling the cost to build the indoor facility.

#### **Will there also be a rec center?**

The design we're looking at could also include a single or double indoor gym for walking/jogging, basketball, volleyball and year-round exercise. The gym space could be built at the same time as the pool or designed and built later, but it would use the same support facilities as the pool, which saves money on annual operations and maintenance costs. Gym space also has a lower annualized cost to operate than an indoor pool because it requires fewer utilities and does not require on-site lifeguards.

#### **Why can't it just be a pool?**

It can. The recreation component can be added later or not at all.

#### **Where will it be located?**

We've looked at two areas north of the John Day River. Both are located above the floodplain on flat, buildable ground. Both are owned by public agencies (John Day and the Parks District). One is on the Oregon Pine property and the other is the west end of the 7th Street Complex.

#### **Can we afford it?**

Yes.

#### **How?**

Our initial cost estimate for the new pool is \$4.5 million. We are looking to raise \$2 million in grant funding through state and federal agencies and non-profit organizations. The balance of the cost, \$2.5 million, would most likely be funded in a capital improvement bond. That bond would require voter approval.

#### **Will my taxes go up?**

It depends. Taxes will go up for a pool, but they are also coming down in 2021 when the hospital bond ends. The tax impact on your property could go up or down depending on how many communities participate in the new facility and whether your property is inside or outside of the bond area.

#### **What is the bond area?**

We are still evaluating the potential bond area. Typically, a facility would be paid for by its users, meaning people within a reasonable travel distance who are most likely to use it.

#### **Why not just fix the old pool?**

Recent land purchases created a new opportunity to site a pool at a location with better street access outside of the floodplain. A commitment from the state to help us build a new pool (while they build a Kam Wah Chung center) is also a strong motivator.

#### **Have you done an assessment of Gleason pool's condition?**

No, not yet. The city is going to request quotes to do a condition assessment and determine what the cost to assess and improve the existing pool would be. However, nothing lasts forever. The costs to repair Gleason to the standard of a new pool are likely going to be substantial.

#### **What will it cost to build new?**

Our estimate for a new outdoor pool is \$4.5 million. The cost for the rec center and gym space would depend on the number of gyms and their size. We looked at nicer indoor and outdoor facilities but all were in the 10-15 million dollar range and were not affordable to build or operate in a community of our size.

#### **What will it cost to operate and maintain?**

For the outdoor pool, about \$100,000 per year. For a rec center it would be more because it is usable year-round. Again, it would depend on the size and final design of the facility, which would be determined as part of the formal design process this fall.

#### **Why does it cost so much?**

Operations, maintenance and replacement costs are factored into the annual cost. There was never a replacement fund for Gleason Pool, nor is there a fund to continue maintaining it. Replacement and repair need to be built into the cost model for the new facility so it can be repaired in the future.

#### **How does this relate to Kam Wah Chung, and why does it matter?**

The Oregon State Parks & Recreation Department is interested in acquiring the Gleason Park property from the city to build a new Kam Wah Chung interpretive center. Money from the potential sale would go to help fund the new pool. The state also has grant programs for outdoor recreation that can be used to help fund the pool. If we play our cards right, we could get a new Kam Wah Chung interpretive center and a new pool that would last for the next 60 years.

This matters because there is currently no funding set aside for Gleason Pool to be repaired or replaced. We need the proceeds from the land sale to help fund a new pool and we will benefit economically from the state's investment in a new interpretive center.

#### **What will happen to Gleason Park?**

Gleason Park will be replaced with a new city park where the John Day River, Canyon Creek and Davis Creek meet. The new park will be part of an [integrated park system](#) <sup>(1)</sup>, improving access to the John Day River and adding additional parking at the west end of the 7th Street Complex.

#### **What is the timing for the transition?**

We plan to begin negotiating with the state for the purchase of the pool and park this year, with a lease-back option to allow us to continue operating the pool until a new pool is built. Our goal is to have a new pool operational at the start of the 2021 swim season.

#### **How long will Gleason pool be open?**

Through next year, or August of 2020.

### Does it cost money to wait a year?

Right now, construction costs are increasing about 6-8 percent annually. Every year we delay adds an additional \$250,000-\$300,000 in total costs. The longer we wait, the more expensive it gets to rebuild.

### What has been done to date?

The city formed a steering committee in 2018 made up of a representative from each of the five major tax jurisdictions: Grant County Court; John Day; Grant School District 3; Blue Mountain Hospital District, and; JDCC Parks and Recreation District. The city also hired two design and consulting firms, [Councilman-Hunsaker](#) [2] and [Opsis Architecture](#) [3], to help develop options for the new pool. The steering committee worked with the consultants to review both indoor and outdoor pool designs. Their review was guided by the need to ensure the cost to build and operate the pool was affordable for a community of our size.

### What is the proposed design?

After reviewing several design and cost-scenarios, the committee determined that an outdoor pool of similar size to Gleason is the most cost effective and affordable pool for our area. Indoor pools simply cost too much to build, operate and maintain. The committee ultimately selected a design for a 25-yard, 6-lane outdoor pool with indoor aquatics support spaces. The design also includes an option for an up-to two court gymnasium and additional indoor rec space.

### Where will the new city park go?

The City of John Day purchased land from the Hill Family at the north end of Canton Street. We intend to design and build a [new riverfront park](#) [1] at this location. The new city park will be connected to a trail system funded by last year's Recreational Trails Program (RTP) grant. A proposed bridge over the John Day River from the new park to the 7th Street Complex would connect the trail system along the river to the existing trails at 7th Street, opening over 3-miles of interconnected trails within the city (see pictures, attached).

### Click any thumbnail image to view a slideshow



AQUATIC CENTER [4]



[5]



[6]



[7]

Source URL: <http://www.cityofjohnday.com/planning/page/city-park-and-pool-faqs>

### Links

[1] <http://www.cityofjohnday.com/planning/page/integrated-park-system-new-city-parks>

[2] <https://councilmanhunsaker.com/>

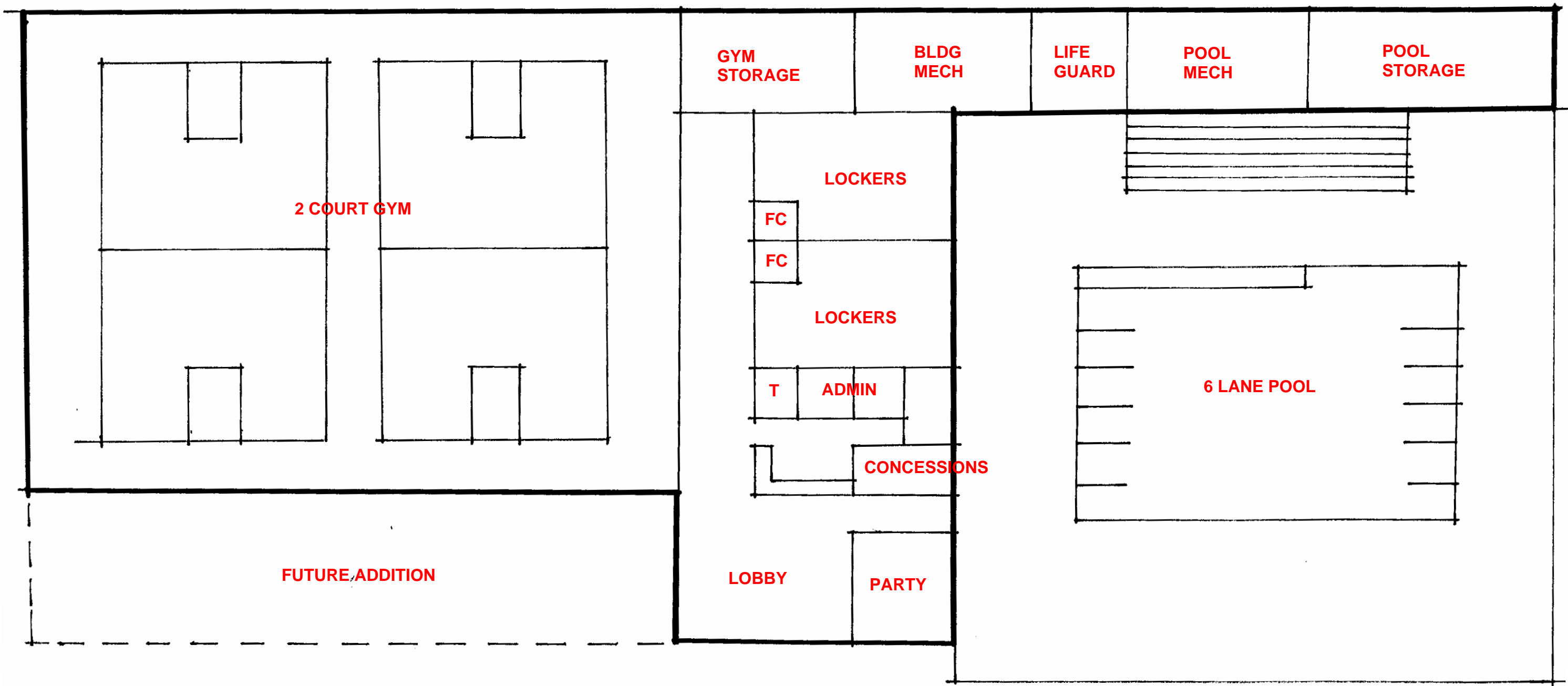
[3] <http://www.opsisarch.com/>

[4] [http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/john\\_day\\_aquatics\\_center.png?itok=rRow4Han](http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/john_day_aquatics_center.png?itok=rRow4Han)

[5] [http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/integrated\\_park\\_system.png?itok=A63P15qd](http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/integrated_park_system.png?itok=A63P15qd)

[6] [http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/new\\_city\\_park\\_concept.png?itok=iQIBcnQU](http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/new_city_park_concept.png?itok=iQIBcnQU)

[7] [http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/proposed\\_trail\\_system.png?itok=Dzov7qAM](http://www.cityofjohnday.com/sites/default/files/styles/gallery500/public/imageattachments/planning/page/3234/proposed_trail_system.png?itok=Dzov7qAM)



# JOHN DAY AQUATIC CENTER OPTION 3

02.28.19



1"=40' Option 3

**RESOLUTION NO. 19-805-06**

**A RESOLUTION OF CITY OF JOHN DAY AUTHORIZING CITY TO APPLY FOR A 2019 OREGON PARKS AND RECREATION DEPARTMENT LOCAL GOVERNMENT GRANT FOR PURPOSES OF DEVELOPMENT OF AN INTEGRATED PARK SYSTEM AND AQUATIC AND RECREATION CENTER IN CITY; AND AUTHORIZING THE MAYOR TO SIGN THE APPLICATION ON BEHALF OF CITY.**

WHEREAS, City of John Day ("City") has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant or allow City; and

WHEREAS, Oregon Parks and Recreation Department ("OPRD") is accepting applications for large grants under the Local Government Grant Program (the "Program"); and

WHEREAS, City desires to participate in the Program to the greatest extent possible as a means of providing needed park and recreation acquisitions, improvements, and enhancements in City; and

WHEREAS, City has available local matching funds to fulfill its share of the obligation related to the Program grant application should grant funds be awarded to City; and

WHEREAS, City owns certain property (and all improvements located thereon) commonly known as the Gleason Park and Pool (the "Property"), which Property is described on the attached Exhibit A and depicted on the attached Exhibit B; and

WHEREAS, the pool on the Property was constructed in 1958 and is beyond its useful life; and

WHEREAS, the lease agreement between City and the John Day/Canyon City Parks and Recreation District (the "District") concerning the operation and maintenance of the Property (the "Lease") expires on August 8, 2020 and the John Day City Council (the "City Council") intends to retire the pool upon expiration of the Lease; and

WHEREAS, the City Council is willing to negotiate with the State of Oregon to sell the Property to OPRD for purposes of OPRD's development and construction of a new Kam Wah Chung visitor's center at the Property upon expiration of the Lease; and

WHEREAS, City successfully rezoned the Property as Park Reserve (PR) in December 2018 to facilitate OPRD's acquisition and development of the Property for a new visitor's center; and

WHEREAS, the City Council has identified creating an integrated park system with a new pool and recreation center, new City park, and other infrastructure improvements (collectively, the "Improvements") as high priority needs to promote recreation in City; and

WHEREAS, the City Council finds that the Improvements will better serve the long-term needs of City's residents; and

WHEREAS, City completed a complex land assembly process from 2017 through 2018 that resulted in the acquisition of over 83-acres of undeveloped and underutilized land along the John Day River for rehabilitation and redevelopment; and

WHEREAS, as a result of this land assembly and acquisition, City has the ability to create an integrated park system connecting the following five parks and recreation areas owned and operated by the respective public agencies: (a) the Kam Wah Chung State Heritage Site (OPRD); (b) the Hill Family Park (City); (c) the Davis Creek Park (City); (d) the 7th Street Park Complex (District and Grant School District 3); and (e) the Grant County Fairgrounds (Grant County); and

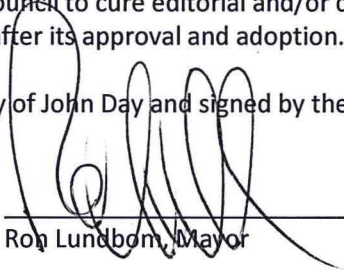
WHEREAS, City has organized a steering committee and drafted a memorandum of understanding with the various public agencies having an economic interest in the Improvements to explore a shared-resource model for developing, constructing, and operating the Improvements; and

WHEREAS, the City Council desires that City apply for a large grant under the 2019 OPRD Program for purposes of development of an integrated park system and aquatic and recreation center in City.

NOW, THEREFORE, City of John Day resolves as follows:

1. Findings. The above-stated findings contained in this Resolution No. 19-805-06 (this "Resolution") are hereby adopted.
2. Approval; Authorization. The City Council hereby supports, approves, and authorizes City's application for a large grant under the Program for purposes of development of an integrated park system and pool and recreation center in City. The City Council hereby authorizes the mayor to sign the application on behalf of City and to take all necessary action to effectuate the grant application in furtherance of this Resolution.
3. Miscellaneous. All pronouns contained in this Resolution and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. The provisions of this Resolution are hereby declared severable. If any section, subsection, sentence, clause, and/or portion of this Resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by order of the Council to cure editorial and/or clerical errors. This Resolution will be in full force and effect from and after its approval and adoption.

APPROVED AND ADOPTED by the City Council of the City of John Day and signed by the mayor this 26th day of March 2019.



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Ron Lundborn, Mayor

ATTEST:



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Nick Green, City Manager

Exhibit A  
Property Description

The Property is more particularly described as follows:



## Exhibit A

### Description of Gleason Pool and City Park

A tract of land situated in the SW1/4SW1/4 Section 23, T.13S., R.31E., W.M., City of John Day, Grant County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of NW Canton Street, said point being the southeast corner of Lot 71 of Geisler Addition to the City of John Day, the plat of which is on file and of record in the office of the Grant County Clerk; thence along the south line of Lots 71, 70, 69, 68, 67, 66, 65, 64 and 63 of said Geisler Addition West, 450.0 feet to the southwest corner of Lot 63 of said addition; thence, continuing West, 25.0 feet; thence North, 100.0 feet, on a line parallel to and 25 feet distant from, when measured at right angles to, the west line of said Lot 63, to the south right of way line of NW Third Avenue; thence along said south right of way line as follows:  
S.89°48'12"W., 6.81 feet;  
55.00 feet, more or less, along the arc of a 220.00 foot radius curve left (the long chord of which bears S.81°42'W., 55 feet more or less) to the centerline of Canyon Creek;  
thence Southerly, 590 feet, more or less, along the centerline of Canyon Creek, to the south line of that certain tract of land described in Deed Book 79, Page 257, deed records of Grant County;  
thence along the south and east lines of said tract as follows:  
S.88°44'E., 108.30 feet;  
N.16°00'W., 50.0 feet;  
thence East, 112 feet, more or less, to the west right of way line of NW Ing Hay Way;  
thence along said west right of way line as follows:  
N.34°26'28"W., 84.95 feet;  
N.00°17'07"W., 5.0 feet, more or less, to the southeast corner of that certain tract of land described in Deed Book 113, Page 532, deed records of Grant County;  
thence along the south, west and north lines of said tract as follows:  
West, 112.33 feet;  
N.15°00'W., 145.56 feet;  
East, 150.0 feet;  
thence North, 85 feet, more or less, to a point on the south line of that certain tract of land described in Deed Book 97, Page 673, deed records of Grant County, Oregon;  
thence N.89°10'E., 136 feet, more or less, to a point on the west right of way line of NW Canton Street;

thence along said west right of way line N.00°11'15"W., 87 feet, more or less, to a point  
that is N.89°48'45"E., 5.00 feet from the point of beginning;  
thence S.89°48'45"W., 5.00 feet to the point of beginning.

*This description is for informational purposes only and is not intended to be used in conjunction with a conveyance. No formal Survey was conducted prior to the creation of this description; therefore the actual area, bearings and distances may change upon the execution of a proper survey.*

Prepared by:  
Benchmark Land Surveying, Inc.  
217 N. Canyon Blvd.  
John Day, Oregon 97845  
(541) 575-1251  
*benchmarkls.com*

March 14, 2019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

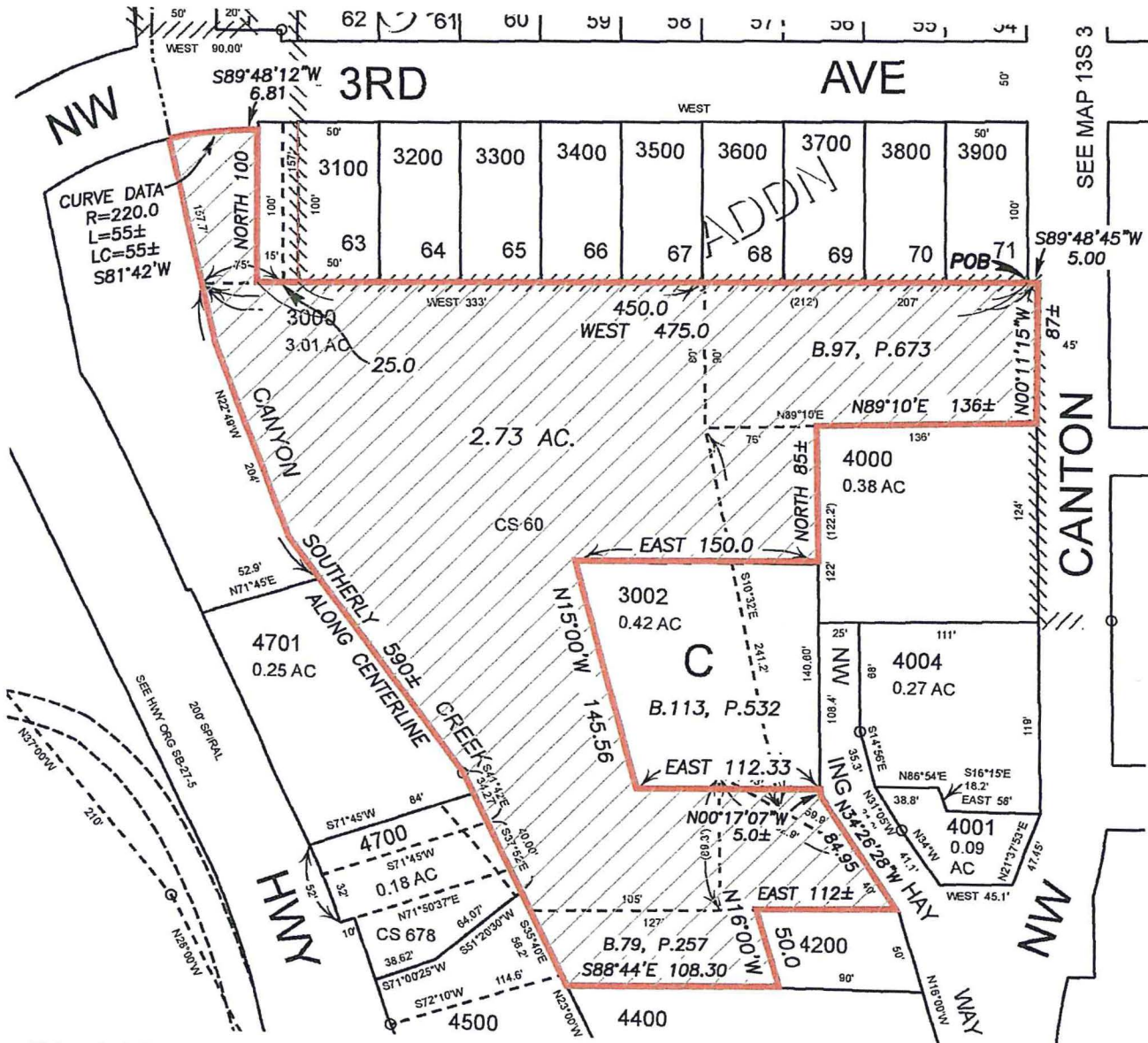
EXPIRES: 6/30/2020

Exhibit B  
Property Depiction

# EXHIBIT B

SKETCH SHOWING TAX LOT 3000 OF ASSESSOR'S MAP 13S31E23CC  
 INCLUDES GLEASON POOL AND THE CITY PARK  
 SITUATED IN THE SW1/4SW1/4 SECTION 23, T.13S.,R.31E., W.M.,  
 CITY OF JOHN DAY, GRANT COUNTY, OREGON

SCALE: 1"=100'



This sketch is for informational purposes only and is not intended to be used in conjunction with a conveyance. No formal Survey was conducted prior to the creation of this sketch; therefore the actual area, bearings and distances may change upon the execution of a proper survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*  
 OREGON  
 JULY 9, 2002  
 MICHAEL C. SPRINGER  
 #70918

EXPIRES: 6/30/2020

PREPARED FOR: THE CITY OF JOHN DAY

PREPARED BY: BENCHMARK LAND SURVEYING, INC.  
 217 N. CANYON BLVD.  
 JOHN DAY, OR 97845  
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MARCH 14, 2019