

**REGULAR MEETING
Board of Park Commissioners
November 6, 2024 - 6:30 PM**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

[Zoom Teleconferencing](#)

Meeting ID: 845 5921 0434 | Passcode: 138903

By Computer: [Join](#)

By Phone: +1-312-626-6799 (US Chicago)

AGENDA

Discussion and Possible Action on:

1. Roll Call.
2. Approval of October 2, 2024 meeting minutes
3. Presentation on 2024 Donald Copps Municipal Pool usage and financials by Superintendent Hylla.
4. Review of preliminary condition report of Donald Copps Municipal Pool.
5. Presentation and preliminary draft concept drawings for Zenoff and Goerke Park Master Plans.
6. 2025 fees and charges for the Parks, Recreation and Forestry Department.
7. Director's Report
 - 2517 Prais Street and rent preparations
 - 41st Riverfront Rendezvous scheduled July 3, 4 and 5, 2025
 - 2025 capital improvement budget update
8. Adjournment.

Meeting Rider

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, TDD # 346-1556 or by mail at 1515 Strongs Ave., Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 a.m. to 4:00p.m.

SPECIAL NOTICE

Please take notice that a quorum of the Common Council, City Boards/Commissions may attend this meeting.

Agenda Notes

3. Presentation on 2024 Donald Copps Municipal Pool usage and financials by Superintendent Hylla.

Anne Hylla will present a slide show displaying pool attendance numbers and overall financial impact for the 2024 pool season.

4. Review of preliminary condition report of Donald Copps Municipal Pool.

Staff recognized conditions at the pool during the summer that indicated two leaks had developed. When this was discovered, a consultant was hired to perform a condition analysis of the pool to help troubleshoot the leaks and other areas of concern for the pool facility. This report was also listed as a goal within the Comprehensive Outdoor Recreation Plan. The full report is included in your packet for review. A summarized presentation will be provided to the commission at the meeting which will highlight the priority repairs needed as well as the aesthetic repairs as we move forward. There will be a financial burden in order to perform the leak repairs that the city must be prepared for.

5. Presentation of preliminary draft concept drawings for Zenoff and Goerke Park Master Plans.

Slides for preliminary information related to Zenoff and Goerke Park is included in the packet. Staff will present the slides and ask for direction on early elements of the plans. Direction from the park commission will allow staff to move forward with further development of both plans. This is the first of multiple times these plans will be reviewed over the next several months.

6. 2025 fees and charges for the Parks, Recreation and Forestry Department.

The proposed fees and charges schedule for the department is included in the packet for your review. The schedule shows the current 2024 fees as well as the proposed 2025 fees and the last year the fee was increased. The 2025 fee schedule does not include any proposed increase at this time. Staff will ask park commission for direction on if any fees are to be increased beginning January 1.

**REGULAR MEETING MINUTES
Board of Park Commissioners
October 2, 2024 - 6:30 PM**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

[Zoom Teleconferencing](#)

Meeting ID: 882 3469 5027 | Passcode: 217560

By Computer: [Join](#)

By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

1. Roll Call.

Present: Alder Broderick, Alder Buse, Freckmann, Disher, Glodosky, Alder Keymer, Okonek, Przybylski Sorenson

Excused: McDonald, Winn

Also Present: Dean Shuda

2. Approval of August 7, 2024 meeting minutes

Motion to approve by Disher, second by Sorenson, passed 9-0.

3. A request from the Friends of Emerson Park to install a historic marker on the property located at 1401 East Avenue (Seramur Park).

Motion to approve as presented by Sorenson, second by Przybylski; passed 9-0.

4. A request from Randy Shukar to apply for grant funding to complete shoreline planting improvements adjacent to the McDill Disc Golf Course.

Motion to approve by Glodosky, second by Disher; passed 9-0.

5. Director's Report

a. Seramur Park ribbon cutting (September 21)

b. Groholski Park construction update

c. KB Willett project update

d. Master planning process update (Zenoff and Goerke Parks)

e. Plover River Crossing project update

f. Jacob Sutherland selected as Arborist for the department.

No action.

6. Adjournment.

Motion to adjourn by Disher, second by Sorenson; meeting adjourned at 6:30 pm.



October 30, 2024 - **DRAFT**

City of Stevens Point
2442 Sims Avenue
Stevens Point, Wisconsin 54481
Attn: Anne Hylla

SUBJECT: EVALUATION SUMMARY OF EXISTING OUTDOOR SWIMMING POOL FACILITY

**PROJECT: DONALD COPPS MUNICIPAL POOL FACILITY
STEVENS POINT, WISCONSIN
RAMAKER & ASSOCIATES PROJECT #61061**

Dear Mrs. Hylla:

The City of Stevens Point (Stevens Point) has hired Ramaker & Associates, Inc. (Ramaker) to evaluate the existing swimming pool basin, pool equipment, locker rooms, mechanical room, and bathhouse for compliance with the State of Wisconsin Pool Code at the Donald Copps Municipal Pool in Stevens Point, Wisconsin. This report is a follow up on the pool facility evaluation performed by Ramaker on July 22, 2024, by Joseph Gallagher, AIA (Architect) and Curtis Floyd (Architect Technician). A second evaluation was performed on August 29, 2024, by Austin Nolden, P.E. (Aquatics Project Manager), Andy Skjolaas (Aquatics Designer), and Khue Xiong (Aquatics Designer).

The Donald Copps Municipal Pool facility has been updated multiple times since original construction. The bathhouse, main pool, and original wading pool were constructed in 1958. Both pools were updated in the late 1970's and the plunge pool was constructed in the early 1990's. The current facility includes three pool vessels, a bathhouse on the west end, two pool mechanical buildings, and two surge tanks. The main pool vessel has a seven lane, 25-yard lap swim area and a diving well with two 2/3-meter diving boards. The plunge pool includes a single slide that was refurbished in the last five years. The wading pool includes a zero-depth entry and three water features.

During the summer months, the aquatic facility serves as a location for outdoor activities and adds to the quality of life for residents of the Stevens Point community. If the aquatic facility was shut down for extended maintenance, or permanently closed, the negative impact would be significant.

During the site visit, the pool was empty to allow for a close-up evaluation of the pool basins. The following items were noted based on the on-site evaluation, several discussions with City of Stevens Point staff, and review of previous construction plans.

- Deck Settlement – The pool deck southeast of the main pool diving hopper has settled. There was over an inch difference in elevation between portions of the pool deck that was spray painted by staff. This is a tripping hazard on the deck and will continue to get worse until corrected. Additionally, the pool could begin settling leading to uneven skimming from the gutter.
- Main Pool Surge Tank Leak – Testing was completed on the main pool for potential leak, and it was determined the surge tank is leaking. City of Stevens Point staff noted the water level was 12 to 16 inches lower than normal when the pool circulation system was not operating. Due to the location of the surge tank, this leak could be the main cause of the deck settlement. If the leak is determined to be around the gutter pipe penetration into the surge tank, it may lead to additional work replacing the pool gutter piping around the entire pool.

- Main Pool Heater Exhaust – The main pool heater is located outside of the South equipment room building. The exhaust of the heater is directly in front of a louver for the mechanical building, approximately 50 inches away horizontally. Heater manufacturers require the heater exhaust to be located at a minimum of 48 inches below and 48 inches horizontally. Current installation only meets one of the requirements.
- Plunge Pool Leak – City of Stevens Point staff completed a bucket test and noted a loss in water. The bucket test was completed when the recirculation and slide pumps were not operating. The pool basin has weirs in the east wall lowing into a balance tank. The slide pump draws water from the balance tank when operating. The leak could be from a pipe break or crack in the basin behind the broken and missing tiles. During inspection cracks were noted in the balance tank. The normal operating water level in the balance tank appears to be below the cracks. When the systems are shut off, the water level could rise to the cracks but shouldn't drop below the operating level as indicated by the City of Stevens Point staff.

This report provides a summary of noted concerns and potential improvements for consideration by the City of Stevens Point. Photographs can be found in **Appendix A** for reference. Initial photos 1, 2, and 3 provide an overall view of the existing pools at the facility.

Pool Area Deck

The pool area deck and deck equipment appear to be in fair condition. Modifications to the existing pool deck will be required if there are any major alterations to the pool area or basin.

1. Pool Area Concrete Deck: Overall, the deck is in fair condition, with some settlement observed around the main pool diving hopper, surge tank, and outdoor heater location. Settlement is likely caused by a leak in the nearby surge tank. The deck should be repaired but the source of the leak will need to be verified and repaired first. Additional cracks and chips were noticed in the deck around the plunge pool and wading pool. See photos 4, 5, and 6.
2. Pool Deck Width: According to Wisconsin pool code, pool deck must extend at least six feet from all basins except for some deck obstructions and deck equipment allowed by code. Only three feet of deck is required around deck obstruction and deck equipment. The main pool and wading pool are compliant. However, the plunge pool has approximately four feet of deck width between the pool equipment room and the basin. The equipment building is too large to be considered a deck obstruction. This building is currently allowed because it is “grandfathered-in” however, reconstructing the deck may require a variance to be submitted. See photos 7 and 8.
3. Pool Deck Drains: There are three area drains around the main pool and a trench drain between the main pool and the wading pool that appear to be functioning adequately. There are no deck drains between the main pool and the plunge pool. The deck in this area appears to have improper slopes resulting in “ponding” water on the deck, which is not code compliant. Reconstructing the deck and/or adding deck drains in the area may be necessary. See photos 9 and 10.
4. Pool Depth Markers: A couple of depth markers are broken and chipped. Broken and chipped depth markers can lead to sharp edges on a pool deck and should be replaced. The remaining depth markers are compliant with code. “No diving” markers are also present and in the necessary locations. See photo 11.
5. Pool Enclosure: The facility is surrounded and enclosed by a combination of chain link fencing, the bathhouse, and the main pool equipment room around the entire perimeter. No gaps larger than 4” in the perimeter fence were noted during the inspection but the fencing should be inspected on a regular basis, specifically around landscaping areas, to ensure there are no gaps larger than 4”. There is a shorter fence surrounding the wading pool on the south and east sides.

The short fence does not allow for the wading pool to be closed off from the rest of the facility but does provide a barrier to prevent direct access to the other pools. See photo 12.

Main Pool Basin and Deck Equipment

The main pool is “T” shaped and includes seven lap lanes along with a diving hopper serving two diving boards. See photo 13. The deck has settled around the diving hopper of the pool which is an indication of a leak. Bucket and dye tests were conducted by the City of Stevens Point staff with results showing that the basin doesn’t leak but the surge tank under the deck next to the basin could be leaking.

1. Pool Piping: The majority of the piping is PVC, but the gutter piping is still the original asbestos cement piping. Replacement of the asbestos cement piping will require coordination with an abatement crew. The gutter piping was constructed into the pool wall around the perimeter. This would require the entire gutter, portions of the pool wall, and some deck equipment such as ladder railing and lifeguard chairs be removed in order to replace the gutter piping. See Figures 1 and 2 in **Appendix B** for the gutter piping shown in the plans developed in 1977. See photo 14.
2. Pool Perimeter Overflow Gutter: The gutter has been modified from original construction and does not have the original finger grip and tile finish. The current gutter finish appears to be paint that is chipping in some locations. The joints are worn down creating a low spot in the gutter and a sharp edge. The expansion joints will need to be filled with epoxy to be flush with concrete and the loose paint will need to be removed and the whole gutter should be repainted. See photos 15, 16, and 17.
3. Filtered Water Inlets: The main pool uses a total of 16 floor inlets, ten in the lap area and six in the diving hopper area. These inlets looked to be in good condition.
4. Main Drain(s): There are two 30”x30” VGBA approved main drain grates in the diving hopper. According to previously approved VGBA plans, the main drain grates are over the original sumps. Due to updated VGBA requirements, when main drain grates are replaced in the future, the grate manufacturer may have to verify existing sumps are compliant with new grates, or else the grates and/or sumps will have to be replaced or altered. See photos 18 and 19.
5. Basin Shell: The existing pool finish consists of plaster and tile. The plaster is starting to crack in some locations. The pool was last plastered in the Fall of 2022. Plaster typically lasts 10 years if properly maintained. Tiles around the expansion joints and lap lanes are missing and should be replaced. There is a square plug in the diving hopper as well, but this is assumed to be a Hydrostatic Relief Valve. See photo 20 and 21.
6. Basin Depth: The lap area water depth is 2’-10” around the perimeter and 4’-10” near the beginning of the diving hopper. The dive hopper appears to go to a depth of 10’-5”.
7. Pool Access Ladders: The pool contains seven ladders, five in the lap area and two in the diving hopper. The ladders are not recessed and hang over the gutter into the pool. The ladders appear to be in good condition. See photos 22 and 23.
8. Diving Board: There are two 2/3-meter diving boards into the dive hopper on the main pool. The current diving hopper is compliant with the diving boards. Each diving board has a concrete base. Plan submittal to the State of Wisconsin – DSPS will be required if the concrete bases are replaced. See photo 24.
9. Pool ADA Lift: There is an ADA lift for the main pool that is powered by water and connects to a hose bib on the bathhouse. The hose across the deck is a tripping hazard. It is recommended to change the power source of the lift to be battery powered lift to remove the tripping hazard.
10. Lifeguard Chairs: There are three stationary chairs around the main pool basin, two looking over the lap area and one to observe the diving hopper. All three chairs appear to be in good condition. Due to the location of the chairs, if the gutter piping is removed, the chairs may need to be removed as well.

Main Pool Surge Tank

The main pool surge tank is south of the dive hopper and east of the equipment room. Two 12" asbestos cement gutter pipes connect to the surge tank. During the bucket and dye tests for the pool basin, it was noted the water level in the surge tank dropped. The leaking surge tank is the likely reason for the pool deck settling in this area. Repairs to the surge tank could be difficult due to location and the material of the gutter pipe. The west wall of the surge tank is directly adjacent to the east foundation wall of the equipment room. As mentioned above, the asbestos cement gutter piping could require an abatement crew, to perform any scope of work related to the removal/replacement of this piping.

Plunge Pool Basin and Deck Equipment

The plunge pool basin is the newest basin that was constructed in 1990. It consists of the basin for the slide and a balance tank for the surge created by patrons using the slide. City of Stevens Point staff completed a bucket test for the plunge pool and noted a drop in water elevation. The bucket test was completed with the recirculation and slide systems shutdown. See photo 25.

1. Pool Piping: The piping is PVC and there were no visible problems. However, a possible source for the basin losing water is a small leak in a pipe. All recirculation system piping, including the fill line to the north of the plunge pool should be scoped and/or pressure tested by a pool contractor to verify the condition of the pipes.
2. Pool Overflow System: The plunge pool uses four skimmers for recirculation and three weirs into a single balance tank for the slide. The skimmers appear to be in good condition but do require updates to the equalizer fitting on the walls to maintain VGBA compliance. The weir tank has a few cracks near the top of the tank. The operating water level in the balance tank is below the crack and when the slide system is shut off, the water level should rise. See photos 26, 27, and 28.
3. Filtered Water Inlets: The plunge pool uses six wall inlets that appear to be in good condition.
4. Main Drain(s): A single 18"x36" VGBA approved drain is installed. The sump depth was measured to be 13". Due to updated VGBA requirements, when the main drain grate is replaced in the future, the grate manufacturer will have to verify the existing sump is compliant with new grate, or else both the grate and sump will have to be replaced. See photos 29 and 30.
5. Basin Shell: The pool basin finish consists of plaster and tile. Waterline tiles around the basin are missing or broken around the perimeter. The water loss could be through a crack in the grout and pool wall where the tile is missing. Missing and broken tiles should be replaced. The coping edge of the pool basin is stainless steel. The east corner of the stairs had a sharp edge. This needs to be inspected on a regular basis so there are no sharp edges. Sharp edges are to be removed by sanding and polishing. The weir tank has a painted finish on the interior. There are patches suggesting previous crack repairs. See photos 31 and 32.
6. Basin Depth: The plunge pool water depth is 3'-0" by the stairs and 3'-6" by the slide terminus.
7. Pool Stairs: The plunge pool stairs are in good condition but there is minor surface corrosion. The railings should be cleaned to remove the corrosion. The stairs were constructed with four 11" treads and five 9" risers. The stair railing does not appear to remain parallel with the nose of the stair treads. This should be addressed when removing the corrosion. See photos 33 and 34.

Waterslide

The waterslide was refurbished about five years ago. The slide terminus has discoloration in the flume from patrons and water going through the slide. Loose paint should be removed and then repainted to match the remaining slide. See photos 35 and 36.

Wading Pool Basin and Deck Equipment

The wading pool basin was originally constructed with the swimming pool but updated in 1996 to include a zero-depth entry. The pool includes three water features: three geysers flush with the pool floor, a Porpoise, and a Rain Drop Fountain. See photo 37.

1. Pool Piping: The piping is PVC and there were no visible problems.
2. Pool Skimmers: The wading pool recirculation system uses three skimmers. The skimmers appear to be in good condition and previous VGBA plans have the equalizers to the main drain sump, removing any potential compliance issues. See photo 38.
3. Filtered Water Inlets: The wading pool uses four floor inlets, and they appear to be in good condition.
4. Main Drain(s): A single 18"x36" VGBA approved drain is installed. Sump information was not provided at the time of visit. Due to updated VGBA requirements, if main drain grates are replaced in the future, the grate manufacturer may have to verify existing sumps are compliant with new grates, or else both the grates and sumps will have to be replaced. See photo 39.
5. Basin Shell: The pool basin finish consists of plaster and tile. Waterline tiles around the basin are missing or broken around the perimeter. Missing and broken tiles should be replaced. The pool coping is red brick with a bullnose. There is a noticeable caulk or epoxy joint between the waterline tile and the coping. This joint is above the operating water elevation and water leakage shouldn't be a concern. See photo 40.
6. Basin Depth: The wading pool water depth varies from 0'-0" at the entrance to 2'-0" in the deep end.

Main Pool Water Treatment Equipment

The equipment was not operating as the pool was closed for the season. Ramaker could only evaluate the equipment visually. Most of the equipment was updated approximately four years ago.

- *Recirculation Pump*: One 20 HP Aurora 3800 Series pump in good condition. See photo 41.
- *Filter*: There are three Pentair THS horizontal sand filters in good condition. See photo 42.
- *Pool Heater*: One Lochinvar Copper-Fin 2 heater is installed outdoors. It appears to be in operable condition however there are a couple of concerns. The exhaust vent on top of the heater has corrosion and is close to the equipment building louver. Manufacturer's installation manual shows a different type of exhaust cap and requires a minimum distance of 48" horizontally and 48" vertically from any gravity air intake. Horizontal distance is adequate, but the vertical distance is not. Additionally, the heater is surrounded by a fence, but a small portion of the bypass piping is exposed on the pool deck. The pipe contains hot water and should not be accessible to patrons. See photos 43 and 44.
- *Chemical Feed Equipment*: Liquid chlorine and acid are stored in a separate room from the rest of the pool mechanical equipment. New Blue-White feed pumps were installed four years ago. The chemical controller is a BECSys5 and was not updated four years ago. See Photo 45.

On the upper floor the equipment building is constructed of metal grating and supports with metal stairs going to the floor below. Corrosion is visible on both but Ramaker was able to walk across it. It is recommended the corrosion be removed and finished with appropriate paint to prevent further corrosion. Components that can't be treated should be replaced. See photo 46.

Plunge Pool Water Treatment Equipment

The equipment was not operating as the pool was closed for the season. Ramaker could only evaluate the equipment visually.

- *Recirculation Pump*: One 7.5 HP Sta-Rite CSP pump is in fair condition but has a good amount of surface corrosion. The strainer is in good condition as it was replaced four years. See photo 47.

- *Slide Pump:* One 20 HP pump is used to supply the slide. The pump is starting to show corrosion, and the protective paint is chipping off the motor. See photo 48.
- *Filter:* There are three Pentair Triton II – TR-140 sand filters in good condition. See photo 49.
- *Pool Heater:* One Rheem heater is installed for the plunge pool. The heater draws combustion air from inside the equipment room. With the pool chemicals being stored in the same room, the heater should be thoroughly inspected at the end of every pool season. See photo 50.
- *Chemical Feed Equipment:* Liquid chlorine and acid are stored in the same room as the rest of the pool mechanical equipment. Chemical feed pumps are Blue-White, and the controller is a BECSys3. See Photo 51.

With updates to the energy code, the existing pool recirculation and slide pump assemblies are no longer available. If either pump fails, finding parts will be challenging. If a pump fails and replacement is required, State approval will be required prior to installation of the new pump. The need for State approval will force the pool to be shut down for an undetermined period of time while the State reviews the new pump specifications.

Wading Pool Water Treatment Equipment

The equipment was not operating as the pool was closed for the season. Ramaker could only evaluate the equipment visually.

- *Recirculation Pump:* One 3 HP Sta-Rite Challenger pump and is no longer operational per City Staff. The pump will need to be replaced. Replacing the pump will require a plan submittal to State of Wisconsin – DSPS. See photo 52.
- *Feature Pump:* One 5 HP Aurora 341BF pump is currently used. The pump has some corrosion and the protective paint around the motor is chipping off. See photo 53.
- *Filter:* One Pentair Triton II – TR-140 sand filter in good condition. See photo 54.
- *Chemical Feed Equipment:* Liquid chlorine and acid are stored in the same room as the rest of the pool mechanical equipment. Chemical feed pumps are Blue-White, and the controller is a BECSys3.

With updates to the energy code, the existing pool recirculation and feature pump assemblies are no longer available. If either pump fails, finding parts will be challenging. If a pump fails and replacement is required, State approval will be required prior to installation of the new pump. The need for State approval will force the pool to be shut down for an undetermined period of time while the State reviews the new pump specifications.

Pool Area Lighting

The pool facility has five light poles around the facility. Four of the light poles provide lighting to the main pool and one light pole for the wading pool. The light poles were installed prior to the construction of the plunge pool and therefore do not provide the plunge pool direct overhead lighting. Instead, there are a couple of lights on the nearby equipment building that provide overhead lighting. The light poles seem to be in good condition. If swimming is desired for nighttime swimming, a photometric plan of the entire pool area will need to be completed to verify that code compliant lighting is provided. See photos 55 and 56.

Electrical Systems

Each equipment building has its own electrical system. Both electrical systems have minor corrosion but are still functional. See photo 57. No concerns were expressed to Ramaker by facility managers at the time of the site visit. Continue to monitor and maintain electrical systems as normal to ensure all equipment functions as needed when required.

Architectural General Overview

Visitors are greeted with a pleasantly gardened front stepped walkway past signage providing information about the pool and waterslide complex. See photo 58. The existing stepped walkway requires accessibility to take place in a separate location/egress path than main entrants; something to consider looking at in future renovation projects. Upon entering, locker rooms are for the visitors left and right, with office staff centralized to serve all facets of the facility. The pools are accessed through the Men's and Women's Locker Rooms and are serviced by three ancillary buildings: A Snack Building, Pool Equipment/Pump Room Building and additional Pool Filtration room.

The pool area locker rooms were evaluated for overall existing conditions as related to pool code compliance such as bathroom fixture counts, ADA compliance, floor drain requirements, etc.

1. The fixture counts for the two locker rooms are as follows:
 - a. Male: 2 water closet, 3 urinal, 3 lavatories, 7 showers with 1 shared drain. Additional two drains located in changing areas. (See Men's Locker Room Photos.)
 - b. Female: 4 water closets, 3 lavatories, 6 showers with 1 shared drain. Additional two drains located in the changing area. (See Women's Locker Room Photos.)
 - c. There are additional two, single-use restrooms flanking the outside of the main entry. These appear to be for public but have access from the sides of the pool area – assuming for non-swimming visitors.
2. The fixture counts are suitable for the maximum bather capacity of the pool per state of Wisconsin pool code.
3. The male and female toilet rooms appear to meet ADA code requirements. The lavatories appear to provide adequate knee clearances, and the accessible bathroom stalls appear to provide required maneuvering clearances. Both shower areas have controls above the maximum 48-inch requirement for ADA. The entryways meet the minimum 32-inch requirement for width.

Main Pool Facility Building – Entry and Locker Rooms

Exterior Conditions Observed

The main facility building is comprised of Concrete Masonry Unit (CMU) walls. The CMU itself is in relatively good condition, showing normal signs of streaking/staining, age and wear for a long-standing aquatics facility building. There were a handful of issues observed where cracking or bulging was occurring at areas where it appeared prior penetrations were located, and patchwork was completed using non-marine type finish material; example – adjacent to pool side drinking fountain, see photos 59 and 60. The drinking fountain itself showed visible signs of mineral staining from the water on the fountains themselves, see photo 61. There are a few locations around the pool-side perimeter where the caulking has cracked, allowing ants to burrow beneath the slab, see photos 62 and 63. There are visible tears in a few of the poolside facing window screens, see photo 64. At the rear office staff entry, the concrete slab shows signs of cracking due to settling and various repairs over the years, with caulking efforts applied via different methods, see photo 65. Other adjacent low-lying areas are noticeable via staining on the deck and additional re-caulking along crack lines, see photo 66. It appears there have been various paint efforts or touchups over the years which is noticeable throughout the day pending the sun's location – a full refresh would be suggested.

Interior Conditions Observed

Transitioning back from the pool deck into the Men's locker rooms, the floor surface goes from concrete on the deck to an epoxy finished concrete in the locker rooms. The epoxy is cracked, peeling, or altogether missing in numerous locations. Originally, the epoxy appears to have been rolled up the CMU wall surface roughly four inches, with an intentional seam incorporated. Throughout the outdoor locker rooms, the epoxy is cracked or missing at the transition from floor to wall, see photos 67, 68, 69, 70, and 71. There are areas of discoloration directly below hose bib

enclosures as well as epoxy and/or paint missing along the seam between the two, see photos 72 and 73. There is a left-over remnant of a prior heightened wall portion leading out into the locker areas. It appears these vision walls were lowered to enhance visibility for safety purposes. The area of prior connection was never sanded down or painted to match, see photo 74. The center divider wall of the Men's locker room is missing coping extension at the end, see photo 75. New shower fixtures appear to have been installed in place of older fixtures; they appear in good working condition, see photos 76 and 77. There is an overhead door with a concrete counter for office staff to provide service into the locker room, at each locker room, see photo 78. The concrete counter of the Men's Locker Room shows a significant crack at the corner, which appears to have been re-attached at some point. It appears close to coming off, see photos 79, and 80.

The doors and door frames leading into the toilet and sink areas within the locker rooms, are heavily rusted and in some cases completely gone, see photos 81, 82, 83, and 84. Within the restrooms, the ceiling has been removed; it appears to have been due to moisture mitigation concerns. Some minor staining is visible to the underside roof structure, see photos 85, 86, and 87. As similar on the exterior, interior CMU walls show some cracking at the grout between the wall and window penetrations, see photo 88. The window framing itself has also become detached, again due to moisture present in the space. Additionally, there are two single-use restrooms located on the outer perimeter of the main facility building, flanking the entrance. Both are accessible to the public from the front. Each features a concrete floor showing aging with various cracks and fill efforts over the years. Both have ceilings with significantly peeling paint, most likely due to minimal ventilation over the years. See photos 89, 90, 91, 92, 93, and 94.

Ancillary Snack Building

The snack building brings together a few façade materials, starting with a split-face block surround at each of the steel columns at the four corners of the main building. See photos 95, 96, and 97. Outer columns are constructed with similar block wrap, with the main trellis structure spanning the entirety of the space. The exposed wooden structure has greyed over time via a natural weathering process. Areas which transition back into mostly shadowed/covered areas maintain their original wood-look appearance, see photo 98. The condition of sitting the structure centered on these concrete block wraps, has allowed wildlife to nest upon the ledge and within the crevices created, see photos 99 and 100. There is some minor wear noticeable along the wood base trim and where it meets the pool deck; minor rusting at base of door frames similar to locker room doors, see photo 101. The exterior façade of the snack building facing away from the pool (outside of the fence enclosure) has signs of wear along the bottom of the vertical panelized siding. See photo 102.

Main Pool Equipment & Pump Room Building

The pool equipment & pump room building is made up of a very similar construction to that of the main pool facility locker room building. The CMU itself is in relatively good condition, with normal signs of streaking/staining and wear due to its age. Similarly to the main facility, paint is coming off the building in a few places, showing a prior blue color of the paint below, see photo 103. There are areas of discoloration directly below hose bib enclosures, see photo 104. Internally, a long-standing environment of heat, pool chemicals and low air circulation, has led to various areas throughout the CMU walls where grout has chipped away or is almost completely gone. This is noticeable directly adjacent to internal windows, see photo 105. Most of the paint has chipped around the guardrails and steps leading to the lower portion of the space. See photos 106 and 107. Refer to the Aquatics review of the space for additional detailing and imagery.

Secondary Pool Filtration & Storage Building

Situated at the rear of the pools and water slides is a standalone, vertical wood-sided filtration building with some additional maintenance storage built in. The façade shows signs of wear from age and various painting efforts. Three sides of the building are in relatively decent shape for its age, see photos 108, 109, 110, and 111; however, at the rear of the building there is wood siding that is damaged or missing, which is allowing for moisture to get into the façade cavity itself and

beginning signs of rot are occurring. See photo 112. On the interior, it appeared some minor water may be finding its way into the space at this spot. Otherwise, it is relatively clean and dry within the building.

Ramaker Recommendations:

There are four major and six minor recommendations that need to be considered to maintain the existing facility for the foreseeable future. The major recommendations should be addressed immediately while the minor recommendations should be addressed in a timely manner. The following issues with the Donald Copps Municipal Pool Facility require immediate attention, and should be addressed:

1. Main Pool Surge Tank Leak
 - a. Determined from the bucket tests and evaluation of the pool basin, the surge tank has a leak, causing the deck to settle.
 - b. Ramaker recommends contacting a pool contractor to inspect the surge tank interior and provide options to repair the leak. If the leak is related to the gutter piping (asbestos cement), an abatement contractor should be contacted to perform test on the pipe to verify the condition of the gutter piping and repair options. Replacement of the gutter piping is a possibility and that would require the main pool gutter and portions of the pool wall to be demolished and reconstructed.
2. Deck Settlement
 - a. Once the source of the leak is repaired in the surge tank, the existing deck that settled should be replaced to remove any potential tripping hazard in that area.
 - b. The pool deck between the main pool and plunge pool is not draining properly and should be reconstructed to improve drainage and prohibit “ponding” water on the pool deck.
3. Main Pool Heater Exhaust
 - a. Coordinate with a pool contractor, mechanical contractor, and heater manufacturer to verify the existing heater exhaust requirements.
4. Plunge Pool Leak
 - a. Ramaker recommends contacting a pool contractor to scope and/or pressure test the existing pool piping to verify existing conditions. Certain sections of piping may need to be replaced depending on the results.
 - b. All cracks in the pool basin and weir tank should be repaired to ensure the basin has a tight seal.

Concerns and recommendations that require attention, and should be addressed in a timely manner:

1. Changing the power source of the ADA lift to remove the tripping hazard concern associated with the existing water powered lift.
2. Replace water line tile as necessary for all basins.
3. Add protection to the main pool heater piping that is exposed to the pool deck. This can be done using insulation or moving the existing fence to the edge of building.
4. Replace all broken depth marker tiles.
5. Repaint the slide flume terminus to match the remaining slide.
6. Remove corrosion and any sharp edges from stainless steel components around the facility. Adjust plunge pool handrails as necessary.
7. Provide additional bracing beneath the concrete counter in the men’s room to ensure it won’t break again.
8. Remove the corrosion on all door frames and repaint it to match the existing building.

Considering the items of interest above, updates to the pool facility are necessary. Donald Copps Municipal Pool provides many quality-of-life improvements for families in the community between offering free swimming lessons, quality athletic programs, and fitness facilities among other benefits. Maintaining such a facility is a worthy investment as evidenced by the diligent care and upkeep the

staff have provided to keep a complex of this age in operable and above average conditions. However, if the repairs become extensive and therefore expensive, a new facility should be considered. A Rough Order of Magnitude (ROM) can be seen in **Appendix C**. Part of the ROM is for a pool contractor to perform an investigation that will lead to additional costs to make repairs.

New Facility Considerations:

The current water surface area is over 5,000 square feet out of an approximate 38,000 square feet of area within the existing facility. There is a large percentage of green space within the pool area too. When it comes to considering the design of a new facility, Ramaker would recommend approximately 7,500 to 10,000 square feet of water surface with a potential decrease in landscaping or green space areas, or alternative green space areas to be used by patrons for chairs/sunbathing areas. It would also be recommended to include a couple of water slides and a variety of features – such as small spray features for younger kids and climbing walls or zip lines for older kids. More traditional features like lap lanes and diving boards can also be incorporated into the design of a new facility. The ROM in **Appendix C** has a general price per square foot for new pool construction. Final feature and slide selection could increase the estimated cost for a new pool.


The current facility provides an approximate of 4,600 square feet of combined building footprints. An increase in water surface will require modification to the bathhouse to provide additional sanitary fixtures to meet code. Ramaker would recommend constructing a single building with room for all the equipment to be in a single building. The building would include a separate chemical room(s), a basement or pump pit for all the pumps, and a general equipment area for all other equipment. To fit all the equipment, a stand for concessions, general storage area, lifeguard office, and all the sanitary facilities in one building would be a minimum 6,000 square feet. The ROM in **Appendix C** does include a general price per square foot for a new building. Roof structure, building materials, building mechanical/electrical/plumbing designs, and finishes could increase the estimated cost for a new building.

Ramaker appreciates the opportunity to provide this facility evaluation report, and our team looks forward to continuing our discussions and coordination related to the information presented here.

Upon review, please reach out with any questions or additional information you would like to review with our team.

Sincerely,

RAMAKER & ASSOCIATES, INC.


Austin Noiden, P.E.
Aquatics Project Manager

APPENDIX – A

SITE PHOTOGRAPHS



1. VIEW OF MAIN POOL FROM SLIDE TOWER.



2. VIEW OF WADING POOL FROM SLIDE TOWER.



3. VIEW OF PLUNGE POOL FROM SLIDE TOWER.



4. VIEW OF LOCATION OF DECK SETTLEMENT.



5. VIEW OF CRACK IN POOL DECK.



6. VIEW OF A CHIP IN POOL DECK

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

RAMAKER
employee-ownec

PROJECT LOCATION:

**2442 SIMS AVENUE
STEVENS POINT, WI 54481
PORTAGE COUNTY**

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SITE PHOTOGRAPHS



7. VIEW OF POOL DECK BEHIND DIVING BOARD.



8. VIEW OF NARROW DECK BY PLUNGE POOL.



9. VIEW OF DECK DRAIN BETWEEN MAIN AND WADING POOLS.



10. VIEW OF DECK BETWEEN MAIN AND PLUNGE POOLS.



11. VIEW OF CHIPPED DEPTH MARKER.



12. VIEW OF PERIMETER FENCE AND BARRIER FENCE.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

RAMAKER
employee-owned

PROJECT LOCATION:

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STEVENS POINT, WI 54481
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SITE PHOTOGRAPHS



13. VIEW OF MAIN POOL FROM NW CORNER.



14. VIEW OF PIPING IN EQUIPMENT ROOM.



15. VIEW OF GUTTER DROPOUT AND CHIPPED PAINT IN GUTTER.



16. VIEW OF CHIPPED PAINT IN GUTTER.



17. VIEW OF EXPANSION JOINT THROUGH GUTTER.



18. VIEW MAIN DRAINS IN DIVING HOPPER.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

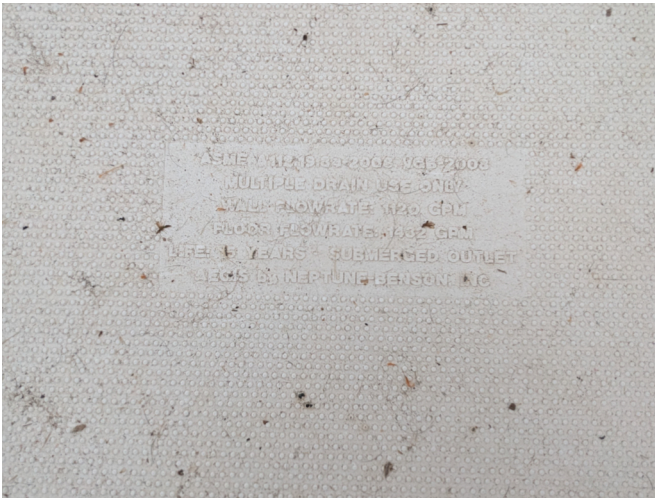
RAMAKER
employee-owned

PROJECT LOCATION:

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STEVENS POINT, WI 54481
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19. VIEW OF MAIN DRAIN NAME PLATE.



20. VIEW OF CRACK IN POOL PLASTER.



21. VIEW OF PLUG IN DIVING HOPPER.



22. VIEW OF LADDERS IN LAP AREA.



23. VIEW OF LADDERS IN DIVING HOPPER.



24. VIEW OF DIVING BOARDS.

PROJECT NAME:

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MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

RAMAKER
employee-owned

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STEVENS POINT, WI 54481
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25. VIEW OF PLUNGE POOL.



26. VIEW OF SKIMMER AND WEIR OPENING.



27. VIEW OF INSIDE WEIR TANK.



28. VIEW OF INSIDE WEIR TANK.



29. VIEW OF MAIN DRAIN IN PLUNGE POOL.



30. VIEW OF MAIN DRAIN NAME PLATE.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

RAMAKER
employee-ownec

PROJECT LOCATION:

**2442 SIMS AVENUE
STEVENS POINT, WI 54481
PORTAGE COUNTY**

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SITE PHOTOGRAPHS



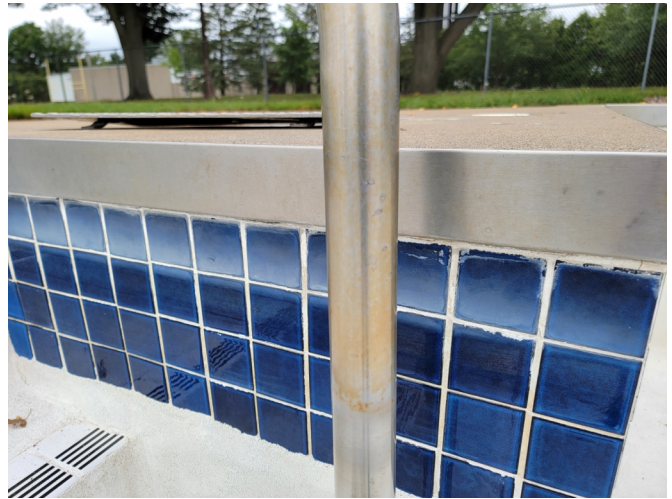
31. VIEW OF MISSING WATERLINE TILE AROUND SKIMMER.



32. VIEW OF STAINLESS STEEL COPING EDGE.



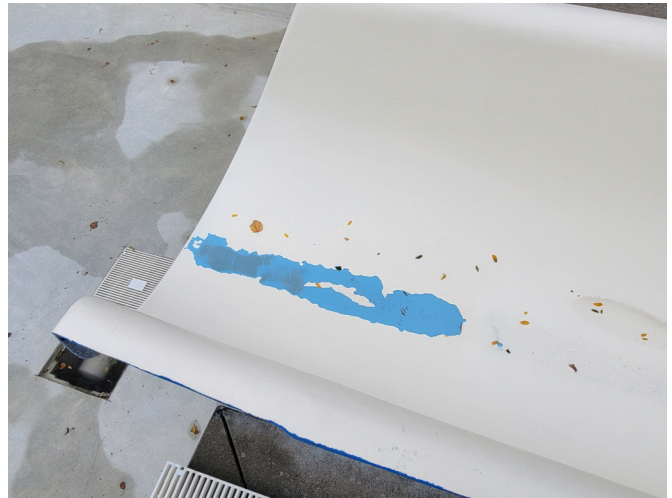
33. VIEW OF PLUNGE POOL STAIRS.



34. VIEW OF CORROSION ON HANDRAIL.



35. VIEW OF WATERSLIDE.



36. VIEW OF CHIPPED PAINT AT SLIDE TERMINUS.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061



PROJECT LOCATION:

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STEVENS POINT, WI 54481
PORTAGE COUNTY**

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SITE PHOTOGRAPHS



37. VIEW OF WADING POOL.



38. VIEW OF SKIMMER IN WADING POOL.



39. VIEW OF WADING POOL MAIN DRAIN.



40. VIEW OF MISSING WATERLINE TILE IN WADING POOL.



41. VIEW OF MAIN POOL RECIRCULATION PUMP.



42. VIEW OF MAIN POOL FILTERS.

PROJECT NAME:

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PROJECT NUMBER:

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STEVENS POINT, WI 54481
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43. VIEW OF MAIN POOL HEATER.



44. VIEW OF POOL DECK WITH EXPOSED HEATER PIPING.



45. VIEW MAIN POOL CHEMICAL CONTROLLER.



46. CORROSION ON STAIRS AND GRATING



47. VIEW OF PLUNGE POOL RECIRCULATION PUMP.



48. VIEW OF SLIDE PUMP.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061



PROJECT LOCATION:

**2442 SIMS AVENUE
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PORTAGE COUNTY**

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SITE PHOTOGRAPHS



49. VIEW OF PLUNGE POOL FILTERS.



50. VIEW OF PLUNGE POOL HEATER.



51. PLUNGE POOL CHEMICAL CONTROLLER AND PUMPS.



52. VIEW OF WADING POOL RECIRCULATION PUMP.



53. VIEW OF WADING POOL FEATURE PUMP.



54. VIEW OF WADING POOL FILTER.

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PORTAGE COUNTY**

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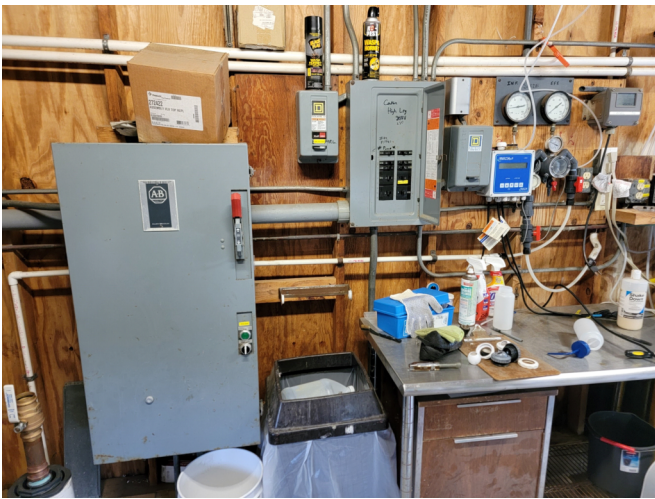
SITE PHOTOGRAPHS



55. VIEW OF LIGHT POLE.



56. VIEW OF LIGHTS ON SIDE OF BUILDING.



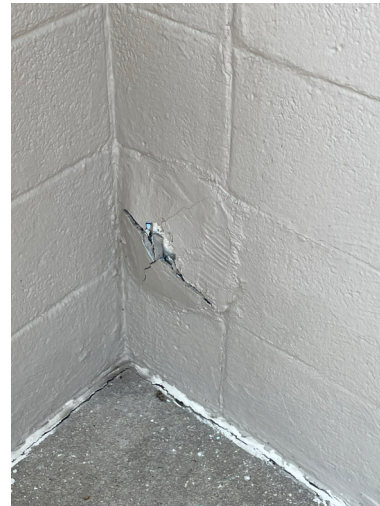
57. VIEW OF ELECTRICAL PANEL IN EQUIPMENT BUILDING.



58. VIEW OF SIGNS IN FRONT OF BATHHOUSE.



59. VIEW OF DRINKING FOUNTAIN.



60. VIEW OF CRACK AND BULGE IN BUILDING MASONRY.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

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SITE PHOTOGRAPHS



61. VIEW OF MINERAL STAINING ON DRINKING FOUNTAIN.



62. VIEW OF CRACKED CAULKING AT BASE OF BUILDING.



63. VIEW OF ANT MOUNDS AT BASE OF BUILDING.



64. VIEW OF TEAR IN WINDOW SCREEN.



65. VIEW OF CRACKING IN DECK AROUND BUILDING.



66. VIEW OF LOW SPOT BY BUILDING.

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PORTAGE COUNTY**

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SITE PHOTOGRAPHS



67. VIEW OF CRACK IN EPOXY FLOORING IN CHANGING AREA.



68. VIEW OF MISSING EPOXY IN CORNER.



69. VIEW OF MISSING EPOXY.



70. VIEW OF MISSING EPOXY.



71. VIEW OF LOCKER ROOM WALKWAY TO POOL AREA.



72. VIEW OF DISCOLORATION BELOW HOSE BIB.

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STEVENS POINT, WI 54481
PORTAGE COUNTY**

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SITE PHOTOGRAPHS



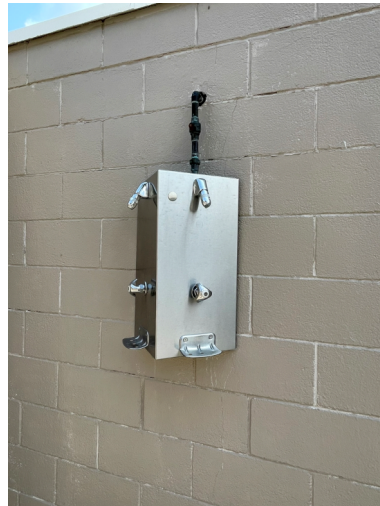
73. VIEW OF DISCOLORATION BELOW HOSE BIB.



74. VIEW OF ROUGH JOINT AFTER WALL LOWERED.



75. VIEW OF MISSING COPING EXTENSION.



76. VIEW OF SHOWER FIXTURE.



77. VIEW OF SHOWER FIXTURE.



78. VIEW OF OVERHEAD WINDOW TO THE OFFICE.

PROJECT NAME:

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FACILITY**

PROJECT NUMBER:

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79. VIEW OF CRACK IN MEN'S COUNTER.



80. VIEW OF CRACK IN MEN'S COUNTER.



81. VIEW OF CORROSION ON DOOR FRAME.



82. VIEW OF CORROSION ON DOOR FRAME.



83. VIEW OF CORROSION ON DOOR FRAME.



84. VIEW OF CORROSION ON DOOR FRAME.

PROJECT NAME:

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PROJECT NUMBER:

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85. VIEW OF STAINING UNDER ROOF STRUCTURE.



86. VIEW OF STAINING UNDER ROOF STRUCTURE.



87. VIEW OF STAINING UNDER ROOF STRUCTURE.



88. VIEW OF CRACK UNDER WINDOW.



89. VIEW OF PUBLIC RESTROOM.



90. VIEW OF WINDOW IN PUBLIC RESTROOM.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

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PROJECT LOCATION:

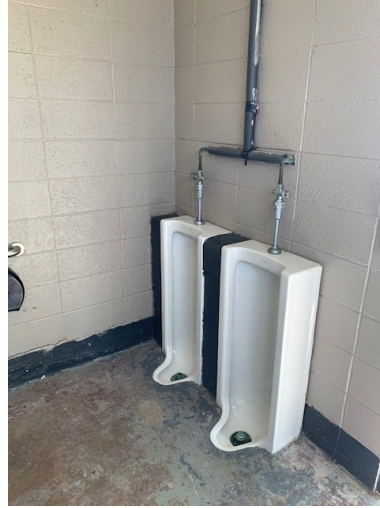
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91. VIEW OF TOILET IN PUBLIC RESTROOM.



92. VIEW OF URINALS IN PUBLIC RESTROOM.



93. VIEW OF CEILING IN PUBLIC RESTROOM.



94. VIEW OF CEILING IN PUBLIC RESTROOM.



95. VIEW OF SNACK BUILDING.



96. VIEW OF PERGULA AT SNACK BUILDING.

PROJECT NAME:

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MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

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97. VIEW OF SNACK BUILDING.



98. VIEW OF WEATHERED WOOD AT SNACK BUILDING.



99. VIEW OF SNACK BUILDING COLUMN



100. VIEW OF BIRD NEST ON SNACK BUILDING COLUMN.



101. VIEW OF WORN WOOD TRIM BY SNACK BUILDING DOOR.



102. VIEW OF WORN SIDING ON BACK OF SNACK BUILDING.

PROJECT NAME:

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FACILITY**

PROJECT NUMBER:

61061



PROJECT LOCATION:

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SITE PHOTOGRAPHS



103. VIEW OF CHIPPED PAINT.



104. VIEW OF DISCOLORATION UNDER HOSE BIB.



105. VIEW OF WINDOW IN MAIN POOL EQUIPMENT BUILDING.



106. VIEW OF STAIRS IN MAIN POOL EQUIPMENT BUILDING.



107. VIEW OF CHIPPED PAINT ON SAFETY RAILING.



108. VIEW OF SECOND POOL EQUIPMENT BUILDING.

PROJECT NAME:

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MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061



PROJECT LOCATION:

**2442 SIMS AVENUE
STEVENS POINT, WI 54481
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109. VIEW OF DOOR TO SECOND EQUIPMENT BUILDING.



110. VIEW OF BACK OF SECOND EQUIPMENT BUILDING.



111. VIEW OF SIDE OF SECOND EQUIPMENT BUILDING.



112. VIEW OF POOL PIPING FROM EQUIPMENT BUILDING.

113. NOT USED

114. NOT USED.

PROJECT NAME:

**DONALD COPPS
MUNICIPAL POOL
FACILITY**

PROJECT NUMBER:

61061

RAMAKER
employee-owned

PROJECT LOCATION:

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STEVENS POINT, WI 54481
PORTAGE COUNTY**

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APPENDIX – B

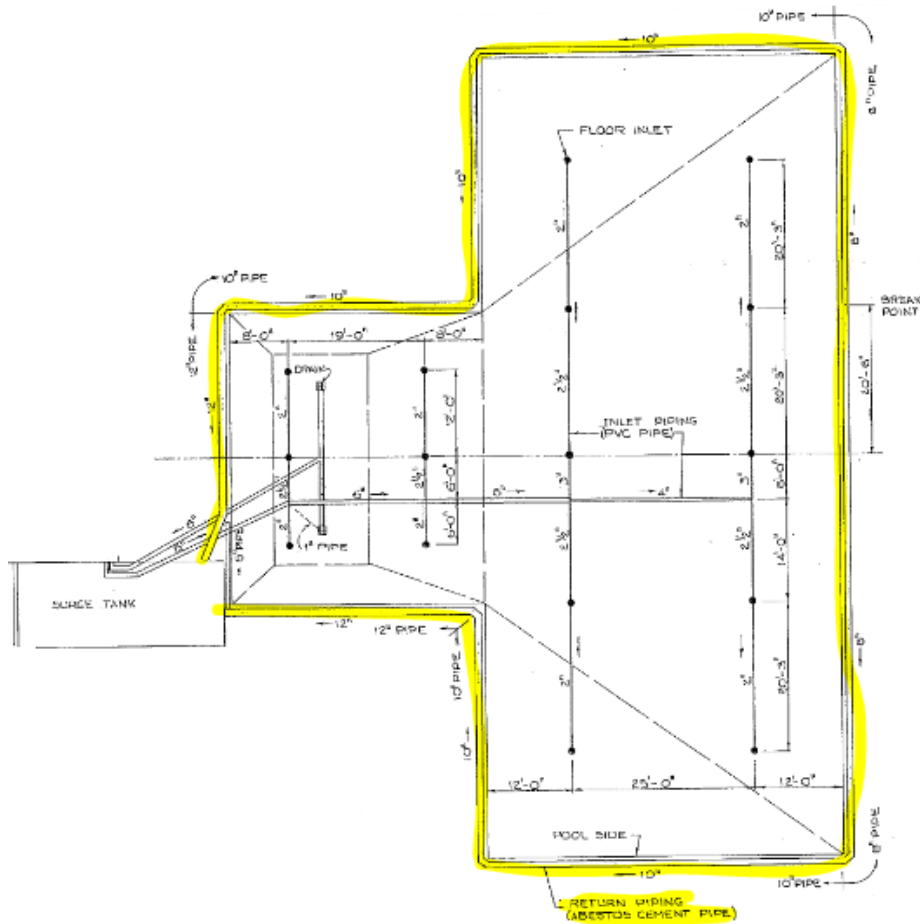


Figure 1 - Pool Piping Plan From 1977 Plans

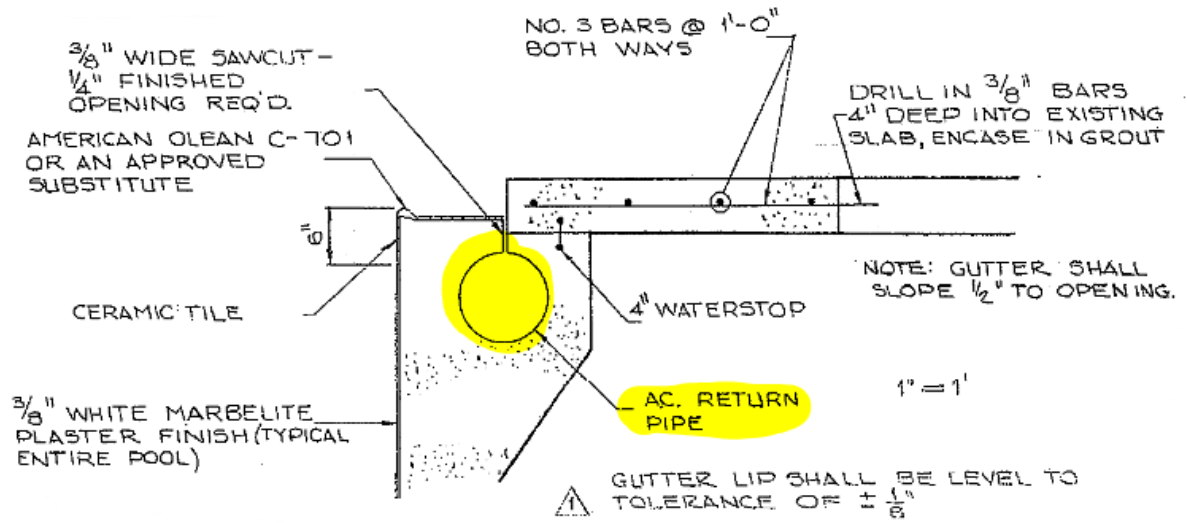


Figure 2: Gutter Detail From 1977 Plans

APPENDIX – C

Donald Copps Municipal Pool Evaluation

DRAFT ROUGH ORDER OF MAGNITUDE CONSTRUCTION ESTIMATE

Wednesday, October 30, 2024

Donald Copps Municipal Pool Repairs and Improvements

Ramaker & Associates Project #61061

Summary of Proposed Improvements as Defined in the October 30, 2024 Pool Study

Pool Basin and Equipment Area - Pool Contractor to investigate main pool surge tank and plunge pool piping, coat surge tank interior, update main pool heater exhaust, repair cracks in the plunge pool weir tank, repair broken depth marker tiles, repaint slide flume terminus. Any work related to the asbestos piping is not included in the pricing. If asbestos piping is the issue, an abatement contractor will need to be contacted to discuss the potential solutions from patching to removal and installation of new pipe. No pricing is provided for waterline tile and stainless steel as that is considered general maintenance for the facility.

Note:

Construction estimate does not include construction contingencies, contractor profits, engineering/design fees, State/Federal wage requirements, agency fees, inflation, etc.

Pool and Pool Equipment Repairs

Total Item Costs

1)	Pool Contractor Main Pool Surge Tank Investigation	Allowance	\$10,000
2)	Coat Main Pool Surge Tank	Allowance	\$25,000
3)	Repair Pool Deck	Allowance	\$15,000
4)	Main Pool Heater Exhaust Update	Allowance	\$10,000
5)	Plunge Pool Investigation for Leaks	Allowance	\$10,000
6)	Plunge Pool Crack Repair	Allowance	\$15,000
7)	Replace Broken Depth Markers	Allowance	\$5,000
8)	Repaint Slide Flume Terminus	Allowance	\$3,000

Estimate Total

\$93,000

New Facility Construction Costs

Total Item Costs

1)	10,000 SF Water Surface Area - Final Selection of Slides and Water Features May Increase Price	\$450/SF	\$4,500,000
2)	New 6000 SF Bathhouse - Building Materials, Finishes, Roof Type, and MEP Design to Increase Price	\$500/SF	\$3,000,000



Zenoff Park and Goerke Park Master Plans Update

Process

- 2023 – 2028 Comprehensive Outdoor Recreation Plan (CORP) completed
 - Called for master plans at Goerke and Zenoff Parks
- Rettler selected as consultant to perform master plans in 2024
- Project team reviewing known opportunities (in progress)
- Meet with users (initial meeting with a few have happened, more to come)
- Park Commission preliminary input (tonight)
- Additional user meetings (all users in the future)
- Community input (invitation to the neighborhood surrounding and community wide, early 2025)
- Park Commission further review of future renderings and community feedback (2025 1st quarter)
- Final review and eventual adoption of plans (mid to late 2025 goal)

IMPORTANT – At this point, we are just PLANNING. We are not spending money or making final commitments to any of the items which are part of the planning process. Those decisions and actions will take place after a plan has been adopted and funding discussions take place in the future. Also, tonight's direction is not approval of the plans. Changes can and will still happen before plan adoption.

Zenoff Park

Known Opportunities

1. Another field or fields for future expansion
 - Preferably in smaller size than existing (200-225' fence depth)
2. Replace or repair of parking lot
3. LED lights upgrade and metal light poles

There will likely be more in the future when community feedback is collected.

Zenoff Park –

1. Meetings with Stevens Point Softball Association
2. Meetings with the Moose Lodge
 - An additional field isn't possible at Zenoff without acquisition of property in the future
 - To acquire property, Moose Lodge would need to be a partner
 - Moose Lodge leadership is supportive of working towards a partnership that can be mutually beneficial. Examples discussed were connecting the parking lots, the city maintaining that lot to reduce their liability, city paying for the construction of the new lot. All of this would need to be negotiated and part of a letter of intent for future consideration.



KEYNOTES

- ① 200'/215'/200' SYNTHETIC TURF SOFTBALL FIELD (WITH LIGHTING)
 - ② BLEACHERS (750 SEATS)
 - ③ NEW PARKING LOT (~200 SPACES)
 - ④ DUGOUTS (WITH STORAGE AREA)
 - ⑤ DOUBLE BULLPEN/BATTING CAGES
 - ⑥ SCORERS BOOTH
 - ⑦ SPECTATOR ACCESS
 - ⑧ MAINTENANCE ACCESS
 - ⑨ PERIMETER FENCING
 - ⑩ STORM WATER MANAGEMENT AREA
 - ⑪ POTENTIAL ADDITIONAL PARKING AREA (40 SPACES)
- WIS DNR WETLANDS
- WIS DNR WETLAND INDICATOR SOILS



Zenoff Park

Staff currently has authorization to perform the master plan. Staff is asking for direction and approval on the following:

1. Placing a new field on a portion of Moose Lodge property in the master plan as depicted on the draft.
2. Authorization to negotiate and formalize a letter of intent with the Moose Lodge about future property acquisition and partnership. Letter of intent would be brought back for approval by the park commission.

Goerke Park

Known Opportunities

1. Police Department/Forestry Department garage and relocation of PRF offices
2. Aquatic center
3. Boys and Girls Club Considering Expansion
4. Park access from Prais Street

There will be more in the future when community feedback is collected.

Goerke Park –

- Multiple meetings with Boys and Girls Club
 - Staff has received written correspondence from Boys and Girls Club(BGC) Leadership that they wish to continue discussions regarding the master plan and their possible expansion/involvement. (next slide)
 - Staff has had preliminary conversations stating that after the PD/Forestry Garage is constructed, an opportunity for BGC expansion may exist
 - Discussions have been high-level and included a concept where the Boys & Girls Club would potentially partner on future developments within the park, such as an aquatic center, new and enhanced basketball courts and/or other improvements. Our goal is to work together to enhance the community by expanding our presence in the Georke Park area and offering more safe and engaging after-school programs and activities for teens, tweens, and elementary school students in the Stevens Point community.

Master Plan for Georke/Zenoff

From Danielle Belsky <danielle.belsky@bgclubpc.org>

Date Tue 10/8/2024 12:32 PM

To Dan Kremer <dkremer@stevenspoint.com>;Tim Schierl <tims@teamschierl.com>

Cc Meg Erler (megerler76@gmail.com) <megerler76@gmail.com>;Fritz Schierl <fritzs@teamschierl.com>

Hello Dan and Tim,

I hope this message finds you well. I wanted to follow up on our recent conversation regarding the Master Plan for the Georke/Zenoff area. Late last week, our Building Committee had the opportunity to review the meeting minutes and discuss the future needs of the Boys & Girls Club. We are interested in the proposal and would welcome the opportunity to continue discussions as the project progresses.

Please feel free to reach out if you have any additional questions or require further information from our end.

Thank you both for your time and consideration.

Best regards,

Danielle Belsky (she/her/hers)

Chief Executive Officer

Boys & Girls Club of Portage County

941 Michigan Avenue

Stevens Point, WI 54481

Headquarters: 715-341-4386

Direct Line: 715-204-1176

Email: danielle.belsky@bgclubpc.org

Website: www.bgclubpc.org

Our Mission – *“To inspire and empower our youth to realize their full potential.”*



Book time to meet with me



Prais St

Prais St

Prais St



Stevens Point Police Department



Boys & Girls Club of Portage County



Stevens Point Parks & Rec Department

Sims Ave



K. B. Willett Field



K.B. Willett Ice Arena



Goerke Park



PJ Jacobs Junior High School



George Park Youth Baseball Field South



The Warming House

Minnesota Ave



PRAIS ST

CLAYTON AVE

FUTURE GARAGE ADDITION

FUTURE AQUATIC CENTER

EXISTING PARKING (~60 SPACES)

PLAYGROUND

BOYS AND GIRLS CLUB
1ST RIGHT OF REFUSAL AREA

MICHIGAN AVE

SIMS AVE

MINNESOTA AVE

DRAFT

MAIN ST

Goerke Park

Staff currently has authorization to perform the master plan. Staff is asking today for direction on the following:

1. Including the future aquatic center in Goerke Park with a bigger footprint. Current location on plan will be examined. One idea was to consider moving the aquatic center further south in the park. This will be explored.
2. Creating access on Prais Street
3. Incorporating a possible Boys and Girls Club expansion on the plan inside Goerke Park in the existing footprint of the PRF area where the club currently has first right of refusal.

After this direction is received, staff will begin reviewing the Parker Building area, overflow parking and ball diamond area of the park.

Parks, Rec & Forestry Fee and Charges Sched

PROGRAM	Approved 2024 Prices	PROPOSED 2025 Prices	Year Last Changed	Notes
BASEBALL/SOFTBALL				
Bukolt	\$ 110.00	\$ 110.00	2020	
Iverson	\$ 80.00	\$ 80.00	2020	
Morton	\$ 80.00	\$ 80.00	2021	
Mead	\$ 80.00	\$ 80.00	2021	
Goerke North (infields, outfields, no o/f fence)	\$ 80.00	\$ 80.00	2021	
Goerke South (infields, outfields, no o/f fence)	\$ 80.00	\$ 80.00	2021	
Zenoff (Game Rate) per game per field	\$ 200.00	\$ 200.00	2020	
Zenoff (Tournament Rate) per day per field	\$ 500.00	\$ 500.00	2020	
Lights	\$ 80.00	\$ 80.00	2020	
Athletic Green Space Fee (no prep, use of outfield/field)	\$ 20.00	\$ 20.00	2021	
# SPSA,SPYBA,SPYGSA,Legion use the diamonds at no charge				
## Add staff costs to Sat. & Sun rental fees				
COPPS SWIMMING POOL				
Ages 0 - 3	free	free	2018	Age dropped from 0-5
Resident Lap Swim	\$ 3.00	\$3.00	2022	
Non-resident Lap Swim Admission	\$ 4.00	\$4.00	2022	
Resident Open Swim Admission	\$ 4.00	\$4.00	2022	
Non-resident Open Swim Admission	\$ 5.00	\$5.00	2022	Non-res vs res instituted 2023 at pool
Resident Individual Pass	\$ 75.00	\$ 75.00	2021	
Non-Resident Individual Pass	\$ 85.00	\$ 85.00	2022	Decreased from 2021 rate of \$100 to 2022 rate of \$85
Resident Family Pass	\$ 110.00	\$ 110.00	2021	
Non-resident Family Pass	\$ 120.00	\$ 120.00	2022	Decreased from 2021 rate of \$135 to 2022 rate \$120
Private Pary Rental per hour	\$ 150.00	\$ 150.00	2024	
TURF/TRACK RENTAL				
Turf Game - Varsity and College	\$ 1,015.00	+ Wage Increas	2024	
Turf Game - JV and below	\$ 580.00	+ Wage Increas	2024	
West Willett Field	\$ 20.00	\$ 20.00	2023	
Lighting	\$ 250.00	\$ 250.00	2020	
Track Practice Fee	\$ 120.00	\$ 120.00	2022	
Track Team Meet Fee ***	\$ 50.00	\$ 50.00	2018	
*** Track meet fee is per team plus staff costs				
Stadium rental (per hour)	\$ 120.00	\$ 120.00	2020	
K.B. WILLETT ARENA				
Public Skating Admission: Ages 0 - 3	free	free	2019	
Resident Public Skating Admission:	\$ 4.00	\$ 4.00	2021	
Non-Resident Public Skating Admission	\$ 5.00	\$ 5.00	2022	
Open/League Drop In	\$ 12.00	\$ 12.00	2023	
Resident Individual Season Pass	\$ 120.00	\$ 120.00	2020	
Non-Resident Individual Season Pass	\$ 130.00	\$ 130.00	2023	
Resident Family Season Pass	\$ 170.00	\$ 170.00	2020	
Non-Resident Family Season Pass	\$ 180.00	\$ 180.00	2023	NR rate added 2023
Resident Punch Card - 10 Use Fee	\$ 30.00	\$ 30.00	2019	
Non-Resident Punch Card - 10 Use Fee	\$ 40.00	\$ 40.00	2023	NR rate added 2023
Non-Resident Program Fee	\$ 10.00	\$ 10.00	2012	
Skate Rental	\$ 4.00	\$ 4.00	2016	
Ice Skate Sharpening	\$ 7.00	\$ 7.00	2023	
Ice Rental	\$ 160.00	\$ 160.00	2021	
Arena Exhibition Fee (per hour)	\$ 120.00	\$ 120.00	2023	
College Game Rate	\$ 1,170.00	+ Wage Increas	2024	
High School Game Rate	\$ 830.00	+ Wage Increas	2024	
JV High School Game Rate	\$ 505.00	+Wage Increase	2024	
Willett Large Meeting Room (per hour)	\$ 35.00	\$ 35.00	2024	
Willett Small Meeting Room (per hour)	\$ 30.00	\$ 30.00	2024	
Skyward Room (per hour)		\$ 75.00	New	
** Game rate includes ice rental fee and cleanup costs				

RECREATION MISC.					
Resident Boat Slip Rental	\$ 700.00	\$ 700.00	2023		
Non-Resident Boat Slip Rental	\$ 800.00	\$ 800.00	2023		
Covered Slip	\$ 160.00	\$ 160.00	2023		
Gym Rental (per hour)	\$ 25.00	\$ 25.00	2021		
Lodge Rental - Pfiiffner Building	\$ 275.00	\$ 275.00	2023		
Lodge Rental-Bukolt Lodge	\$ 250.00	\$ 250.00	2023		
Lodge Rental-All-Purpose Lodge	\$ 250.00	\$ 250.00	2023		
Lodge Rental-Boy Scout	\$ 225.00	\$ 225.00	2023		
Lodge Rental-Girl Sct	\$ 100.00	\$ 100.00	2023		
Non-Resident Lodge Rental Fee	\$ 50.00	\$ 50.00	2024	from \$25	
Parker Building Rental	\$ 175.00	\$ 175.00	2024		
REC Center Meeting Room (per hour)	\$ 20.00	\$ 20.00	2021		
Bandshell and Lawn Rental	\$ 250.00	\$ 250.00	2021	Added 2021	
Pfiiffner Lawn in front of Bandshell	\$ 100.00	\$ 100.00	2021	Prev. \$500 flat for university only	
Electric Pedestals along Crosby and River	\$ 100.00	\$ 100.00	2021	Added 2021	
Green Space Fee - Non-rentable park spaces	\$ 75.00	\$ 75.00	2024	Added 2024	
*Picnic table rental (max 20 tables)	\$ 25.00	\$ 25.00	2015		
Mobile Concession per month	\$ 150.00	\$ 150.00	2007		
Mobile Concession per day	\$ 50.00	\$ 50.00	2023		
After Hours Call In Fee	\$ 95.00	\$ 95.00	2024		
WINTER RECREATION					
Weekend Party Room Rental 3 hrs	\$ 100.00	\$ 100.00	2023		
Winter Sports Private Party 2 hrs >50 people	\$ 160.00	\$ 160.00	2023		
Winter Sports Private Party 2 hrs 51-100 people	\$ 180.00	\$ 180.00	2023		
Winter Sports Private Party 2 hrs 101> people	\$ 200.00	\$ 200.00	2023		
Winter Sports Private Party 4 hrs >50 people	\$ 260.00	\$ 260.00	2023		
Winter Sports Private Party 4 hrs 51-100 people	\$ 280.00	\$ 280.00	2023		
Winter Sports Private Party 4 hrs 101> people	\$ 300.00	\$ 300.00	2023		
Toboggan Rental /hr	\$ 12.00	\$ 12.00	2023		