

Alameda Swimming Pool Association Lease Agreement

City Council
October 3, 2023



Background

- Pool facilities located at Franklin and Lincoln Parks
- Lease expired 10/6/2021. Alameda Swimming Pool Assn (ASPA) operating month-to-month with continued negotiations since July 2021
- Feb. 15, 2022: Council provided direction to increase equity and public access, ensure lifeguards are required to be Red Cross certified (existing term that was unmet), increase marketing, create access for people who cannot afford membership, continue free Kinderswim lessons, and operational hours that are accessible to everyone. There was an expressed appreciation for ASPA volunteers.
- Oct. 4, 2022: Council provided direction in closed session.

Background on ASPA

- Member-based organization with annual fee of approximately \$450/year
- 400 – 600 members each year
- Sponsors the Gators Swim Team plus variety of programs: lap swim, family swim, swim lessons
- Free Kinderswim and Senior Swim (2x/week) are both open to anyone in the community
- Volunteer-run organization and all members are required to volunteer
- Provides benefit as a small, community-based program with other available options available through private clubs and City aquatic programs with many activities serving thousands of people annually.

Lease Agreement

- Terms are approved by the ASPA Board of Directors
- Terms accomplish the following:
 - Improve non-member access
 - Increase transparency in membership application, requirements and complaint procedures
 - Implementation schedule to ensure Red Cross certified lifeguards on deck all times pools are in use
- These terms are a significant improvement for the broader Alameda community from existing agreement terms

Lease Agreement - Terms

Term	4 years, 11 months
Rent and Utilities	No rent. ASPA reimburses City for all water utility costs.
Facility	City approves alterations over \$50,000. ASPA responsible for all maintenance and operations.
Insurance	Liability insurance increased to \$4M/occurrence

Lease Agreement - Terms

Access and Equity	100 vouchers for non-members annually 3 swim sessions annually for Alameda non-profits
Financial Assistance	City funds \$5,000 annually (reimbursement) for financial assistance
Marketing & Reports	Info on ASPA programs and membership on ARPD website and Activity Guide and onsite at pools Annual report to City Complaint process by email and ARPD website

Lease Agreement - Terms

Kinderswim	First come, first serve for members and non-members for at least 120 children annually (offered 2x/year)
Senior Swim	Continues twice-weekly, year-round for both members and non-members
Lifeguards	At least one Red-Cross certified lifeguard on deck whenever the facility is in use. City funds certification with \$10,000 annually for 2 years

Next Steps

- Lease requires four votes for approval
- If not approved, ASPA continues month-to-month on existing agreement terms unless a Council majority approves lease termination
- If lease is terminated, options include:
 - Identify another operator – unlikely given condition and constraints of sites
 - City operates pools – not recommended given site constraints and staff resources focused on designing, constructing and operating City Aquatic Center
 - Demolish both facilities and conduct public engagement process to determine how park areas should be programmed. Significant funding required and not yet identified to demolish facilities and design, construct any new park improvements

Staff Recommendation

- These agreement terms present a significant improvement for the broader Alameda community in:
 - Non-member access
 - Increase transparency in membership application and requirements
 - Implement a clear path forward for ensuring Red Cross certified lifeguards are present at all times when the pools are in use.
- The lease terms are agreed upon by the ASPA Board of Directors and recommended by city staff