



MINUTES

North Little Rock Senior Citizens Commission

August 26, 2019 | 3:00 PM

Hays Center

The Senior Citizens Commission meeting was called to order by Dick Blankenbeker at 3:00 PM.

Present were: Dick Blankenbeker, Jim Lewis, Dorothy Romes, Dick Giddings, Robert Barnes, and Beth White. Eddie Powell, Belinda Snow, and Marleene Calvin were absent. A quorum was declared.

A motion was made by Jim Lewis to excuse absences. The motion was seconded by Robert Barnes. Motion passed unanimously.

A motion was made by Dick Giddings to approve the minutes of the previous meeting. The motion was seconded by Jim Lewis. Motion passed unanimously.

Director Bernadette Rhodes gave a financial overview, reporting that financials are in good order. Income is on track, but still awaiting the center's annual PILOT fund check from the Housing Authority in order to meet the center's 2019 income goal. It is still undetermined how much the leak fixes last year have impacted the center's sprinkler bill. Ms. Rhodes will do a year-end evaluation. Ms. Rhodes anticipates having \$75,000 to spend on special projects before year-end. Staff is considering several purchases, including new seated elliptical and SciFit workout machines, LED lighting for the building, and a carpet cleaning machine.

Ms. Rhodes gave an overview of the proposed 2020 budget, which proposes to increase the building maintenance budget to \$200,000 to allow for one or two larger renovations in 2020, such as updating the ballroom, which would include removing wallpaper and doing some sheetrock repair. The aerobics pool's HVAC system will likely need to be replaced in 2020, which would be paid out of the center's reserve. A motion was made by Beth White to accept the financial report and seconded by Dick Giddings. Motion passed unanimously.

Ms. Rhodes gave a program update, including a review of her staff report to the Mayor. The program memo and staff report are enclosed below. There has been an increase in requests for transportation to and from the Hays Center and to grocery stores and medical appointments. Staff will work on a proposal for the Commission's consideration.

The Commission discussed issues related to the lap pool. It clarified that walking laps is permissible in the lap pool and that beginners are welcome. It recommended that beginners assisting each other and taking turns practicing strokes do so in one lane when there are lap swimmers in other lanes. The Commission also recommended that swimmers be limited to 30 minutes of lane time when others are waiting to swim. It also discussed reducing the pool's temperature to 82.

Ms. Rhodes gave a facility and equipment update. The audio-visual equipment in the ballroom is coming along. The new projectors have been installed and the clarity is much improved. The Commission directed staff to assemble specs for the replacement of the aerobics pool DesertAire HVAC unit so the project will be prepared when the project needs to go out to bid.

Policy Update: Ms. Rhodes reported that several members have requested membership extensions due to medical issues and hospitalizations making them unable to attend the Hays Center. Robert Barnes

made a motion to grant extensions up to 1 month per year with a doctor's note. Dorothy Romes seconded. The motion passed unanimously.

The Commission discussed changes to membership fees. Robert Barnes, Dick Blankenbeker, and Dick Giddings expressed support for changing the Core Hours membership to \$45-48/year and leaving the Extended Hours membership fee at \$150. Commissioners also discussed opening the center earlier in the future to allow more working people to join. There was consensus that if fees were raised by only approx. \$10 that small increases would have to be made more regularly. Beth White requested that this agenda item be held until more Commission members were present.

No open comments.

Dick Blankenbeker adjourned the meeting at 4:06 pm.

Prepared by Chera Sbait, Hays Center Staff

Reviewed by Belinda Snow, Secretary

Approved by Senior Citizens Commission on September 23, 2019

Memo To:
North Little Rock Senior Citizens Commission
From: Bernadette Gunn Rhodes
Memo Date: August 22, 2019

We have had some busy weeks now that school is back in session. Everyone is getting back into their routines. And we are growing!

Average attendance in the last four weeks has been up 9% compared to the same period in 2018, and up 7% compared to the previous four weeks. We have been logging an average of 2,721 visits per week so far this year. 500 members visit the Center on an average weekday. We currently have 3,392 active members. That is a net gain of 41 members since this time last month.

Financial Update

I forecasted our expenses through the end of 2019, and anticipate we will have approximately \$75,000 remaining in our budget at the end of the year, which will allow us to purchase a few needed items. We are considering a portable commercial carpet cleaning machine, more LED light panels, and new exercise equipment such as new SciFit bicycle and/or seated elliptical. The seated elliptical are very popular and two of the SciFit machines are so old replacement parts are no longer available.

Our 2020 budget is due to Finance late September. I am not anticipating any major changes other than a significant increase in our building maintenance budget, to \$200,000. With looming HVAC replacements and an aging building, I feel the increase is needed to keep the facility operating efficiently.

Program Update

Angela held a popular pour paint class and is planning another precious metal clay class in September.

We will host a regional Bean Bag Baseball tournament on Sept. 27th in partnership with CareLink. In October, we will hold a health fair and a Halloween luncheon.

We are having disagreements in the lap pool. The lanes are crowded and members disagree about what constitutes appropriate use of the lanes. We will implement a 30-minute time limit when lanes are full (i.e., at least 2 people per lane). We can discuss any other needed measures at the meeting.

Transportation Update

We are still waiting to hear from ARDOT regarding our transportation grant application.

I would like to consider a medical/pharmacy transportation service for Hays Center members from their homes to medical appointments, and a weekly grocery bus that also serves the Hays Center. We will work up a project proposal and cost estimate.

Facility Update

The Ballroom A/V upgrade is almost finished. It has taken longer than anticipated but overall the disruption to our activities has been manageable. I anticipate staff will receive training on the new system early the week of 8/26.

Regarding our Aerobic Pools DesertAire HVAC unit, this past month we had \$2,607.74 in repair expenses. That puts our 2019 YTD repair cost at \$13,653. In 2018, we spent \$10,997 repairing the unit.

Policy Update

Thank you for closely considering an update to the Center's membership fees. I know several of you have collected feedback from members informally and hope to hear what you have learned. If you have all the information you need, you could consider a vote at this meeting. Please let me know if I can provide any additional information.

I look forward to seeing you on Monday, August 26th.

Patrick Henry Hays Senior Citizens Center and Mayor's Office of Volunteer Services Monthly Report – July 2019

Member Statistics

- Our members logged 12,455 visits to the Hays Center (1,481 more than last month).
- 93 new members joined the Hays Center this month for a total of 3,339 active members (19 more than last month).
- New member demographics:
 - 79 new "Core Hours" (\$35) members, 14 new "Extended Hours" (\$150) members.

- 44 African American, 45 Caucasian, 2 Asian/Pacific Islander, 1 Hispanic, 1 unknown.
- 69 females, 24 males.
- 48 from North Little Rock, 45 from outside NLR.
- The youngest member to join this month was 50. The oldest was 85.

Deposits

- \$ 4,290.00 in new member fees
- \$ 9,888.34 in renewal fees
- \$ 2,575.00 in rental fees
- \$ 2,164.00 in trip fees
- \$ 542.00 in lunch/event sales
- \$ 351.00 in other revenue
- **\$19,810.34 Total (↓10% over last month)**

Activities (Susan Russell)

- Governor's Advisory met at the center this month.
- Our annual 4th of July cookout was held July 2nd. Approximately 120 attended.

Facility (Bruce Vang)

- Checked on all Keiser equipment for correct operation. Fixed several machines.
- DesertAire HVAC unit in aerobics pool continues to spring leaks and have compressor issues. We are fixing it as we go along and tracking repair costs for another 6 months before making a decision to replace. The replacement will cost \$250-300k.
- New ballroom A/V equipment is being installed. Expected completion date is Monday, August 19.

Trips (Chera Sbait)

- We provided 21 trips, transporting a total of 111 people and collecting a total of \$424 in trip fees.
- Hays Center day trips went to Van Buren, Jasper, and Flyway Brewing for trivia.
- Public senior housing residents traveled to medical appointments (12 trips) and grocery stores (4 trips). We are now offering grocery store and pharmacy trips to senior public housing residents on-demand, just like our current medical appointment model. This appears to have increased the medical trips since we now include pharmacy.
- The Bean Bag Baseball team traveled to Little Rock and Des Arc for away games.
- After driver, fuel and meal costs, the transportation program netted -\$859.

Rentals (Angela Wirt)

- 4 paid rentals
- Total rental income: \$3,350

Mayor's Office of Volunteer Services (Angela Wirt)

- Hays Center volunteers reported 1,412 hours this month.
- Received 6 new volunteer applications.