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Meeting ID: **861 8120 8137**

Passcode: **377633**

Phone: +1 929 205 6099 US (New York)

Community / Senior Center Advisory Committee

Thursday, December 2, 2021 @ 6:00 PM

Board of Education Conference Room

Regular Meeting

1. Call to Order
2. Roll Call
3. Audience of Citizens
4. Approval of Minutes, September 27, 2021
5. Discussion on Grant and Funding Opportunities
 - a. Jim Mahoney, Economic Development Coordinator
 - b. State Representative Donna Veach
 - c. State Representative Cathy Abercrombie
 - d. Senator Rick Lopes
6. Discussion of site visit:
 - a. Branford Community House
7. Discussion of future site visit:
 - a. Windham Community Center
 - b. Others?
8. Discuss possible future meeting attendees:
 - a. Public Building Commission
 - i. Discuss reasoning behind site chosen
 - b. Matt Ariniello, Newtown Community Center
 - i. Assist in process, pay as Consultant?
 - c. Parks and Recreation Commission, Commission on Aging
 - i. Discuss any changes to be made based on site visits
 - ii. Possible changes to Statement of Needs
 - d. Kevin Delaney, Finance Director
 - i. Financial details such as bonding, mil rate, etc.
 - e. John Benigni, Meriden, New Britain, Berlin YMCA
 - i. YMCA plan overview
9. Adjournment

Join Zoom Meeting

<https://berlinc-tov.zoom.us/j/83250078961?pwd=WU4waVpST1ZGTVdPRzdhTFNUTHNGdz09>

Meeting ID: 832 5007 8961

Passcode: 196064

Phone: +1 929 205 6099 US (New York)

Community / Senior Center Advisory Committee

Thursday, November 4, 2021 @ 6:00 PM

Board of Education Conference Room

Regular Meeting

1. Call to Order - Chairman Brenden Luddy

Chairman Luddy called the meeting to order at 6:02 p.m.

2. Roll Call

Attendance:

Members Present: Donna Bovee, Barbara Gombotz, Tim Grady, Brenden Luddy, Mike Urrunaga

Members Absent: Dave Cyr

Staff Present: Director of Community, Recreation and Park Services Jennifer Ochoa, Superintendent of Recreation Debbie Dennis, Sr. Center Director Tina Doyle

3. Audience of Citizens

Tim Thurston, 100 Saw Mill Dr., Berlin - Mr. Thurston noted that the town needs a pool that is regulation competitive with a combination design for both Seniors and the High School to use. Also, a gym for Seniors should be included in the plans.

Eileen Thurston, 100 Saw Mill Dr., Berlin – Ms. Thurston noted that Chelsea Pier Connecticut in Stamford is an outstanding facility for ideas. Our plan could include daycare options, swim lessons, splash pad for children, gym facility, arts and crafts school program room, High School internship possibilities and an overall design that is marketed for everyone. It is also important to have extra deep diving areas that are beyond regulation size to maintain usefulness.

4. Approval of Minutes, September 27, 2021

Ms. Bovee requested an amendment to the September 27, 2021 minutes, Amendment is that the Committee is working towards a November 2022 referendum and asked Chairman Luddy to communicate with Town Council that based on the current schedule, the Committee will not

achieve the task to meet an April 2022 referendum. Costs will go up because the architect's cost estimate assumes we start construction in Summer 2022.

Mr. Grady moved to approve the September 27, 2021 Special Meeting minutes with this amendment.

Seconded by Ms. Bovee

Those voting in favor: Ms. Bovee, Ms. Gombotz, Mr. Grady, Chairman Luddy, Mr. Urrunaga

Vote being: 5-0. (MOTION CARRIED).

5. Discussion on Sites Visited

a. Bloomfield Community Center (please see attachments of notes provided by Chairman Luddy and Ms. Bovee)

Discussion took place based on the notes provided by Chairman Luddy and Ms. Bovee. Outside of the notes provided:

Director Doyle mentioned an entrance near the gym is available to use on Saturday's and the gym is divided up by a curtain, they have volleyball and pickle ball courts, the town would prefer more windows, they have a large food pantry and the Senior Center dining area has a patio with outdoor tent and tables.

Mr. Urrunaga asked if they have the Silver Sneakers program and Ms. Bovee advised there is no Silver Sneakers program at Bloomfield. Some insurance companies provide Silver Sneakers for free, or at a reduced fee, but not every location offers it.

b. Mansfield Community Center - (please see attachments of notes provided by Ms. Bovee)

Discussion took place based on the notes provided by Ms. Bovee. Outside of the notes provided:

Mr. Urrunaga mentioned they charge the schools for swim meets and have membership fees. Also, there is lack of space in the layout, they need more office space.

Mr. Grady said there is a sound problem in pool area, very loud when classes take place. Also, the facility has 40% out of town usage likely because there is not much competition nearby.

Director Doyle added that Mansfield has an indoor track located above the gym area. They included family changing rooms and have different classroom spaces.

c. Glastonbury Riverfront Community Center - (please see attachments of notes provided by

Chairman Luddy and Ms. Bovee)

Discussion took place based on the notes provided by Chairman Luddy and Ms. Bovee. Outside of the notes provided:

Director Doyle said they have a nice Senior Center, but no gym or exercise equipment. There is a beautiful all-purpose room with a café, patio area and pickle ball courts. They also draw good revenue given the location.

Mr. Urrunaga added the facility is definitely a Senior Center and not a Community Center. It is a beautiful building with very nice staff. They have removable walls that are good for meeting spaces. The commercial kitchen is designed for banquet use and for the café.

d. Newtown Community Center - (please see attachments of notes provided by Chairman Luddy and Ms. Bovee)

Discussion took place based on the notes provided by Chairman Luddy and Ms. Bovee. Outside of the notes provided:

Superintendent Dennis mentioned that Newtown's pool area includes space for classes and laps. They have a competition pool, therapy pool and splash area.

Director Doyle added that Newtown built outdoor bathrooms for events and they purchased taller tables for the Art Room. They have a warming kitchen and use the town's school lunch program for meals.

e. Discussion of future site visits

Director Ochoa will schedule site visits for Windham and Branford. Windham is still under construction, but Committee is able to tour what exists now.

a. Windham

b. Others – Branford is newly remodeled, Ridgefield, Rocky Hill, Cromwell and Chelsea Piers could possibly provide additional ideas.

f. Open Discussion/Communications

Overall, the visits were great and the Committee is learning from them and will seek architect input and work with Finance Director Delaney. It was suggested that having one lower level is best instead of two floors with an elevator. The Town would also consider emergency shelter facility planning. The Committee also considered looking at the Plainville YMCA and New Britain YMCA. The goal is a November 2022 referendum. April 2022 would be pushing it. Director Ochoa will invite Economic Development Coordinator Jim Mahoney to the December meeting, as well as State Representatives Cathy Abercrombie, Donna Veatch and State Senator Rick Lopes.

g. Adjournment

Mr. Grady moved to adjourn at 7:35 p.m.

Seconded by Ms. Gombotz

Those voting in favor: Ms. Bovee, Ms. Gombotz, Mr. Grady, Chairman Luddy, Mr. Urrunaga

Vote being 5-0. MOTION CARRIED

Submitted by,
Alina Brown

Alvin and Beatrice Human Services Center (Bloomfield)

Date of Visit – October 12, 2021

Berlin attendees: Brenden Luddy, Donna Bovee, Tina Doyle

Bloomfield – Dave Melesko, Director of Leisure Services, Yvette Huyghue-Pannnell, Director of Senior Services, _____, Director of Youth and Social Services

Building

The facility houses the offices of Leisure Services (Parks & Recreation), Senior Services on the main floor and on the second floor, Youth and Social Services along with the town's Food Bank. The second floor is accessible via one elevator and stairs on the left side of the main entrance.

The first floor has a multi-purpose room that can be sub-divided into 3 smaller rooms with fancier lightening, ceiling, furniture, etc. Various community rooms, a small teen center, a full size gym, exercise room, art rooms, a teaching kitchen (3 stations). The Senior Center portion has a Health/Nurses Room with a shower facility, a Fiber Arts (knitting, etc.) room, coffee/café area, billiards room, a couple of meeting rooms, dining area where daily lunches are served, and a smaller kitchen.

Each of the department offices has its own rest room. Various large monitors display programs, etc. are displayed throughout the building which are also available on-line as well. Very well communicated and maintained by Leisure Services. There is a courtyard but not used (see lessons learned).

The building is 56,000 sq. feet and cost \$22.3 million to construct (Brenden to confirm). Referendum approved in 2016, construction started in 2018 and opened in August 1, 2019. Certain cost reductions were implemented to save money and ensure the project came within budget. Some funds remained unspent and so they installed a water irrigation system. Cost to build includes \$.9 million to demolish the prior building (old middle school which served later as Leisure and Senior Services) and costs to build 2 outdoor soccer fields. There is room to expand. No pool was included due to cost and other available nonprofit indoor pools (Mandell Center, etc.). The high school swim teams which are small in number swim out of Windsor High School.

100% of the construction was funded by the town taxpayers. The architect is Moser, Pilon, Nelson Architects and the town hired CSG Construction Solutions Group to manage the project.

Operation Cost

Annual operating costs budgeted for the '21-'22 fiscal year is \$1.98 million comprised of Leisure Services and Senior Services. Leisure Services includes staff costs for all programs including those outside the Community Center. Costs excluding outdoor pool costs and parks is approx. \$818k. Senior Services is \$550k with their mini bus services costing an additional \$536k. Public Works who maintains the facility is \$76k. All department costs include fringe benefits and utilities. I did not include the cost of the Youth and Social Services Dept. on the second floor. I have a copy of the detailed budgets and write ups prepared by the departments.

Positives

1. Access to all rooms, storage, etc. is keyless (badge entry or code).
2. Certain areas shared and no issues with senior/community times, it works out.
3. Restrooms and conference rooms in offices – a big plus
4. Sinks in community rooms and shelves.
5. Expansion areas if town so chooses
6. Flexible rooms as programs, needs change
7. Full security system

Lessons Learned

1. Courtyard complete waste, no access to surrounding rooms, no airflow, not used.
2. Coffee/café in senior area – no water line!
3. Staff must be involved in design and pay attention to small details – not enough outlets, outlets not placed in areas needed for counter space, office space, etc. Draws and files cabinets ensure proper size. Layout games, etc. to ensure enough room (teen center tight and too small); ensure doors open right way and remain open when moving items in and out of storage
4. Not enough storage
5. Prefer automatic sliders for main entrances not doors; easier access for people of all ages, etc.
6. Ensure all sinks, shelving, are higher levels and that all furniture is appropriate for age groups for programs such as art...
7. Food bank on second floor – should be on main floor
8. Leisure Services would like their office to oversee the gym rather than be down the hall.

Bovee Opinion

I believe the Berlin Conceptual Design layout flows better for traffic and design. Bloomfield's layout as you enter has the Senior Services office on right and on the left is the Senior Fiber Art room, café leading to the billiards room, a couple of meeting rooms. Further up the main entrance on the left is the stairway to upstairs (Youth and Social Services) and on the right is the multi-purpose room. Further to the right is the Leisure Services Office. Between the Leisure Service Office and Multi-purpose room is a hallway leading to the Teaching Kitchen, Teen Area and full gym opposite Teen Area. The courtyard is in the interior with other rooms going around it (a square concept).

Population is 27,900 with 24% ages 64 and older. Due to demographics needs are different than Berlin and costs are higher than one would expect in Berlin.

Prepared by Donna Bovee

Bloomfield – Human Services Community Center

Site Visit – 10/11/2021 10:00 am

Leisure Offices:

More Outlets needed at counter areas

Conference Room should be out front, Asst. Director office should be switched with Conference Room

Lack of enough Storage

Ergonomics of cabinets etc... could have been thought out more

Main Lobby/Entries/Corridors

H.C. Push to Open Entries

Painted High GWB/Sheetrock ceilings show stress cracks – Maintenance issue

Wasted Space????

No touch screens at info kiosks – necessary?

Courtyard

Not used much, Lack of airflow, Too hot – No shade or Umbrellas

Limited access from other parts of building

Originally designed as playscape area

Hallways around courtyard used as walking/exercise path

Teaching Kitchen

Is this a necessity for Berlin?

Lounge Area

Wished was larger

Gym

Wished for more Natural light/transoms

Adjustable Height Basketball hoops for youths

Pickle Ball courts – huge success

Having an extra gym keeps control from school system

Pool

No pool – would have added \$4 million to building costs

Costs of current pool operations was a consideration not to add pool/pools

Fitness/Exercise Room

Wished it was twice the size

Gets a lot of use

Misc.

Functions: Community Center/Senior Center/Youth Services

Buses – 7 buses, 2 vans

50 & Over Senior Center

Nurses Office

Coffee Shop – No water service/sink

Flat Roof – has leaks in a couple of areas

Brenden Luddy

Mansfield Community Center

Date of Visit – October 26, 2021

Berlin attendees: Tim Grady, Mike Urrunaga, Donna Bovee, Tina Doyle

Mansfield – Jay O’Keefe Acting Director of Parks and Recreation

Building

Mansfield operates a separate Senior Center facility and is not included in this facility. However, seniors have joined this facility and use the pools, fitness center, indoor track and gym and are not duplicated at the senior center.

The Cost of the building was \$7.675 million with donations including naming rights of rooms, etc. contributing \$340k and the balance paid by the town taxpayers. Since the original construction starting March, 2002, the 38,000 sq. ft. facility was completed in 2003. Major cuts from the original design were: a reduction of 12,000 sq. feet with a leisure pool being eliminated; reduction in size for the 25-yard lap and diving pool (was to be 25 meters); 6 lanes from the original 8 lap pool; and removal of a black box theatre.

Since the original construction they have added Solar Panels with Sun Edison in 2008. The town entered into a 20-year agreement with \$0 installation cost and save 1/3 on annual electrical costs. In addition, they have added pool blankets in 2008 to save water from evaporation. Lighting switched to all LED and saves \$20k annually. In addition, the town established a Co-Generation project in 2009 allowing the facility to operate off the grid and generate its own power along with the solar panels and reduce demand on the boilers. Saves \$40k in energy costs annually.

Gathering room in front of facility which is open to the public for people to come, read, have a cup of coffee, etc. Only room available for public use, otherwise must be member or rent area/room, etc.

Very large fitness center upstairs with latest equipment and dance room. Complaint is equipment room is too congested.

Local companies contribute donations for environmental initiatives in the community center and worked with the State of CT to give the donating companies a full tax credit equal to their donation.

Larger Maintenance Projects

- Pool Motor replace in 2009
- Every 3 years, pool water to replace?
- One day a year shut down for annual maintenance for aquatic center

Operation Cost

Goal is to have the Community Center be self-supporting with memberships offsetting costs. However, the town financials do not separately break out the Community Center from other Parks & Recreation programs. Actual revenues for the '19-'20 fiscal year (pre-Covid) were \$1.456 million, including other Parks & Recreation programs. The town contributed \$0.96 million paying for Parks & Recreation Admin,

costs towards the teen center and outdoor park/pond and other community projects. Total Recreation costs were \$2.32 million with a "profit" of \$93k. Cumulative profit thru June '20 was \$125k. The town incurred a substantial deficit in '20-21 of \$.7 million mainly due to covid.

The town does accept Silver Sneakers and due to the number of State of CT retirees in area Silver Sneaker members have grown to 50% of members. Most facilities are ok averaging a 10% level. With Silver Sneakers the town recovers only \$3 each time the member attends with no more than \$30 per month and \$360 annually vs. a full membership of \$401 per year/resident or \$474 per year/non-resident. Some facilities are saying no to Silver Sneakers because you have to offer certain programs and cannot charge for any classes (town absorbs instructor costs).

Mansfield operates with 8.3 full time staff including a membership coordinator (performs billing & collection too) and a .58 environmental planner for the facility. Note the staff also covers other Park & Rec programs. Lifeguards and other part time help covering weekends etc. represents 20 additional full time equivalents. The facility operates 7 days a week with weekends closing at 4 pm (2 pm during summer). In reviewing a few earlier years Parks & Recreation operate with revenues in excess of expenditures. Difficult though to break apart community center from other programs. Fringes and all utility costs are included.

Membership and Competition

Mansfield population is 12,000. Membership rates are established for Mansfield residents, and a higher rate for residents of Coventry, Tolland, Ashford and an even higher rate for those outside that regional area. There are 2900 memberships covering 5,000 members.

If a couple of kids wanted to play pickup basketball in the gym, they would have to be a member. Rooms are rented out for hourly fees. Program fees are established as well.

A child care program is operated for members only.

Competition is with UCONN (new facility) and Starr Hill.

Positives

1. Offers aquatic physical therapy program with local PT firm. (Newtown noted they do not due to liability?)
2. Family changing rooms – very popular
3. Continues to look for grants to add to pool and fitness center experiences
4. Has community days periodically
5. Indoor track has proven to be very popular even in the summer time (outside heat)
6. Works with high school to develop life guards and working on seniors as well to help fill the need

Lessons Learned

1. Pool blankets – obtain the roll up option (remains on the ends of the pool deck) – less maintenance and motorized and will allow the diving board to remain in place
2. Ramps into pool, not stairs
3. Therapy pool too small

4. Older facility – pool locker rooms small and hallway narrow
5. Therapy pool on opposite side of locker rooms
6. Have bleachers off deck to save space

Bovee Opinion

Membership fees appear to be very high. \$717 is current annual cost for a Mansfield family of 2 adults or more than an adult and one child. I also believe they offer too many options (annual, 3 months etc.). Older facility, definitely more crowded than new facilities being built.

Prepared by Donna Bovee

Glastonbury Senior Center

Date of Visit – October 26, 2021

Berlin attendees: Michael Urrunaga, Donna Bovee, Tina Doyle

Glastonbury – _____

Provided tour of facility which is nicely laid out. No pool, gym, etc which are provided in other facilities. This is a senior center with multi-purpose room that sub divides and various meeting/community rooms.

Large social services staff incorporated in facility as well. Built in 2005.

Not a facility for us to compare our Community and Senior Center.

Prepared by Donna Bovee

Newtown Community Center

Date of Visit – October 27, 2021

Berlin attendees: Brenden Luddy, David Cyr, Donna Bovee, Tina Doyle, Debbie Dennis

Newtown – Matthew Ariniello, Community Center Director (Senior Center Director unable to meet with us)

Building

The Newtown Community and Senior Center opened in August, 2019 and the Community Center and the Senior Center have their own staff, separate budgets and share the building; however, the Senior Center has its own entrance and dedicated rooms (request of seniors). Pool use is intergenerational.

The architect is the same Berlin has chosen for the conceptual design.

The approx. 50,000 sq. ft. (?) building is comprised of the community center and 39,125 sq. foot facility and approximately 10,000 for the senior center.

Community Center – 39,125 sq. ft. Operates 7 days a week, 360 days per year and 101 hours per week. As you walk in the front door, receptionist is on the right and straight ahead is a coffee/gathering area with a café selling muffins, cookies, drinks, etc. The café is run by the Public Schools Special Education Dept. and funded by a private donor grant. Directly behind one can view the aquatic center through a glass wall. Community rooms for arts programs, health 7 wellness programs, and after school program, various other adult and youth programs and all (except one room) can be rented. To the left once you enter and on the right side is the multi-purpose room with fancier lightening, drop ceiling hiding the pipes, etc. – however still accessible on the sides. A large commercial kitchen is attached and community events are held in these rooms, can be rented for weddings/showers, etc. Certain caterers are permitted to use the kitchen. Most kitchen shelving is on racks so they move easily and can move out if rented. The multipurpose room can be further subdivided into 3 rooms and it opens to patio that allows for outdoor activities.

The Aquatic Center has 3 pools- a six lane lap pool, no diving, 25 yards long; a therapy pool (good size) and a Toddler Spray Bay Pool. Ramps are used rather than stairs to enter the toddler and therapy pools. All ADA compliant. Pools are extremely popular and the town is now having their younger age swimming teams and the community use the high school competitive 6 lap pool for overflow. There are 3 locker rooms (family where the shower and changing stall are together, women and men locker rooms).

The Community Center does not have a fitness room (workout machines) nor a gym because approx. 1/8 of a mile away is a huge private NYA Sport Center. The town pays this Sport Center \$100k per year to use its gym, etc. for local Parks and Recreation programs.

Hallways are extra wide (19 ft.) and they will run silent auctions etc. so that rooms can be rented. Ceilings are open for access to piping and saved \$\$; it does not look bad at all.

There are 5,000 members and approx. 25% are out of town and pay higher fees. Fees are charged monthly only. Fees range from \$41/month for a family of 2 adults and children in same home to \$32/month for a senior couple. Senior is 60 and above. An additional joiner fee (one-time) is charged for those members who do not live in Newtown. The town did consider having a Y operate the pools but

fees were going to be higher for the towns people and no control for the community over usage and fees.

Senior Center – The Senior Center is open 9 am – 4 pm, Monday through Friday. It has various rooms for activities such as sewing, knitting, card and games room that can be divided (with poker tables!), a coffee and reading area. Further down is a dining room (can be subdivided as well) with a kitchen for meals served. Senior Services office area is being the receptionist as you enter the Senior Center (side of building). The Senior Center is approx. 10,000 sq. ft.

Cost and Funding – The cost of the facility was \$22 million and approx. \$3 million for public works for sidewalks, parking etc. Total approx. \$25 million of which GE contributed \$15 million and the taxpayers paid the balance. (Need to recheck – all town documents say GE contributed \$10 million for the building). Prior to building the Director spent the first year doing public outreach to businesses and the townspeople. He worked also with the architect, etc.

Operating Costs – The Director runs the center like a business and continues to say an empty room is revenue lost. Goal is to have the Community Center be self-supporting with memberships and donations offsetting costs. Parks and Rec is a separate dept. The Community Center Director reports directly to the First Selectman and there is a separate Community Center Commission.

For the '20-'21 budget, the Community Center revenue is budgeted to be \$1.9 million, which includes \$1 million donation from GE (GE gave \$1 million towards operating costs in each of the first 5 years). Expenditures are \$1.1 million resulting in \$0.8 million excess revenue for the fiscal year. However, if you exclude the \$1 million from GE, there is an annual deficit of \$.2 million. The Senior Center/Services budget is \$.3 million plus \$.1 million for utilities and maintenance. So total town sourced funding, if GE did not contribute the \$1 million, is \$.6 million for the fiscal year. These costs include services from other departments such as Park & Rec and Public Works and includes fringe benefits.

Maintenance is outsourced (saved considerable money doing so) and all employees of the Community Center are non-union.

The Director writes his own grants, reaches out to businesses, etc. and has a very aggressive approach to revenue generation. Very impressed with the Director.

Staff

Staff for Community Center is 5 full time staff with 3 (facilities, aquatics and program coordinators shared and costs allocated to Parks and Rec.)

Part time salaries include lifeguards, bookkeeper, water instructors, event help and a weekend housekeeper.

The Community Center is a special revenue fund and fund balances are carried forward for future maintenance or expansion.

The Senior Center has 3 full time positions and a part time van driver.

Positives

1. Does not offer aquatic physical therapy program due to perceived liability.
2. Separate Family locker room.
3. Director runs it like a business and even has his CPO and can operate the pool system as can the Aquatic Director.
4. Beautiful facility, well attended.
5. Shared facility services and allocated to budgets.
6. Solar included (received grant from the state) and operates UV system to for pools to save on chlorine, utility costs.

Lessons Learned

1. Would recommend liquid chlorine, more expensive but less maintenance. Need outside storage for it.
2. Ramps into pool, not stairs
3. Lifeguard chairs were the taller ones, replaced with lower ones so eyesight is level to pools.
4. Strongly recommends 8 lap pool.
5. Make sure shower heads do not spray outside shower
6. Pay attention to details – storage, storage, storage

Bovee Opinion

Best facility thus far. Membership fees more reasonable. Well laid out and welcoming. You can see it is a true Community and Senior Center.

Community Center Director is willing to help us in anyway and is currently helping Seymour's advisory committee.

Recommends visit to Ridgefield. Stay in touch with other towns.

Prepared by Donna Bovee

Newtown – Community/Senior Center

Site Visit 10/27/2021

Main Lobby/Corridors/Entries

Wide Hallway – able to hold events/craft fairs, etc..

Separate Senior Center & Community Center Entrances

Separate Public Toilets away from Locker Rooms

Locker Rooms

Floor Finishes – not ideal – doesn't hold up to bleach/cleaners

Shower heads – to be renovated – water sprays outside area into changing area

Men, Women, & Family Locker Rooms

Pool

6 lane pool – should have been 8 lanes – approx. \$1 million more for two lanes

Kid Pool Connects to Therapy/Exercise Pool

Low Walls for separation or some sort of walls would have helped with noise

Hard to have classes if kids pool occupied and alp pool occupied

Aquatics Director & Couple others are trained to operate pools

Pools have lots of use – after school programs, Rec teams & competitive teams at high school do not use this pool

Combined Pool has H.C. Entry Ramp and ramp between Kids pool to Therapy/Exercise pool

UV/Chlorine System

Other Rooms Uses:

Specialty/Summer Camps – Art, Cooking, Magic –wish for separate toilets

Fitness rooms could have been larger

Misc.

C.C. Open 7 days per week, Senior Center not open on Weekends

105 hours, Busy after 4 and on weekends

Current Staffing issues

Overall Organization restructuring

Independent Director – reports to 1st Selectperson

Newtown has Beach and another outdoor pool

Self-sustaining model, have not dipped into \$1 million per year donation for operations

Lots of private rental functions/weddings,

Only one small free community room

Fees for use

Furniture was not included in building costs(\$175K C.C./\$60K for S.C.)

Lack of Storage for some areas is an issue

Classrooms should have had separate toilets

Partitions are manual – would be nice to have electric partitions

Brenden Luddy

Received on 11/11/2021
at 3:16:03 PM by Town Clerk
Kathryn J Wall