



TOWN OF NEWTOWN

COMMUNITY CENTER ADVISORY COMMITTEE

November 8, 2017 7:00 p.m. Town Hall South

PRESENT: Bill Buchler, Brian Hartgraves, Brian Leidlein, Carla Kron, Amy Mangold, Maureen Crick Owen, Kinga Walsh.

ALSO PRESENT: 1 public.

ABSENT: Andy Clure, Nicole Hockley, David Wheeler.

CALL TO ORDER: Mr. Hartgraves called the meeting to order with the Pledge of Allegiance at 7:01 pm.

VOTER COMMENT: None.

MINUTES: MR. LEIDLEIN MOVED TO APPROVE THE MINUTES OF THE OCTOBER 25, 2017 MEETING. SECOND BY MS. MANGOLD. ALL IN FAVOR. MOTION PASSES. (6-0) Ms. Kron abstained.

COMMUNICATIONS:

Ms. Crick Owen will be leaving the committee at the end of the month to take on Selectman responsibilities. The next meeting scheduled for the day before Thanksgiving will be canceled.

OLD BUSINESS

Subcommittee Reports

Communications Subcommittee: Ms. Walsh shared a picture of the scale model, Quisenberry will make a 1 to 40 scale model. Facebook page has some shares. Destination Newtown pizza competition event on November 16, approached Ms. Kron to promote the Community Center, Mr. Hartgraves said a bit hesitant, not enough information yet, Ms. Mangold offered to share a space at the Parks & Rec table, a fact sheet was considered as print collateral to share. Regarding the public forum, went to the Town Clerk to consolidate website information. Learned about a website done by the marketing company like was done for Sandy Hook School, Ms. Llodra to share information that is similar.

Design Subcommittee: Ms. Walsh said she went to the meeting, met Sal who is the foreman. No reports. Ms. Walsh is working to figure out a system so the design subcommittee is kept in the loop, via email, no response as of yet.

Fundraising Subcommittee: None, did not meet, wait until more information on the budget.

Organizational subcommittee: An agenda item, finalize formal Community Center Commission charter wording.

NEW BUSINESS

Public Forum – Scale Modeling unveiling – the group discussed dates for public forum, scale model to be on display, consider a day and a night. Evening of the 18th and day of the 20th. Table to the next meeting. Shoot for mid-January.

Narrative on Performa and Business Plan – Mr. Leidlein distributed copies of the summary of proformas. (ATTACHMENT) Possibly put information on the website. Mr. Leidlein to reach out to Dan Rosenthal.

Finalize formal Community Center Commission - MS. CRICK OWEN MOVED TO APPROVE THE COMMUNITY CENTER COMMISSION CHARTER. SECOND BY MS. MANGOLD. Mr. Hartgraves reviewed language changes to the document. Ms. Crick Owen suggested a stagger of term limits and Mr. Leidlein said to also include the why. Commission members are appointed. Term limits discussed, too rigid. Mr. Leidlein likes the recommendation of turning over commission for new members. Remove term limits, part of the recommendation is to discuss term limits, that the Town might want to consider additional consideration for term limits. MR. LEIDLIN MOVED TO AMEND TO STRIKE TERM LIMITS TO ADD ADDITIONAL CONSIDERATION FOR COMMISSION TERM LIMITS. SECOND BY MR. BUCHLER. MOTION TO AMEND PASSES. (7-0) ALL IN FAVOR TO APPROVE THE COMMUNITYCENTER COMMISSION CHARTER AS AMENDED TO STRIKE TERM LIMITS AND ADD ADDITIONAL CONSIDERATION FOR TERM LIMITS. MOTION PASSES. (7-0)

Kiosk update – Mr. Buchler said to make sure there is no disconnect and to talk to Rusty. Share information about foundations, information sharing area. Kiosk should not be an afterthought. Mr. Buchler asked for visual, Ms. Walsh commented to share design. Mr. Buchler said to also review legacy board room.

Scheduling an update/transition to new First Selectman – Mr. Hartgraves to reach out to Board of Selectman. Mr. Hartgraves suggested to have something prepared, an executive summary, one-pager. Ms. Crick Owen suggested to present to Legislative Council too. Ms. Crick Owen to talk to Mr. Rosenthal, discussion of when to present, Mr. Buchler said to put together a few slides. First meeting with the new board is December 4 or 18. 5 minutes needed. Ms. Crick Owen suggested to go to the Board of Selectman first, then Legislative Council.

Community Center Director Search – Mr. Hartgraves said there are several candidates. Ms. Kron said that it was posted in trade spaces. Mr. Hartgraves said they will close application process in a couple of weeks, then may expand depending on candidates.

Punch List Wants (if budget comes under) – Ms. Walsh will consolidate want lists items from the committee and asked for it by November 17. Mr. Buchler asked if there already exists a punch list. Ms. Walsh will ask for that from Caldwell Walsh.

VOTER COMMENT – None.

ANNOUNCEMENTS – None.

There being no further business, the meeting adjourned at 7:58 pm.

Respectfully submitted,

June Sgobbo, Clerk

Attachment: Community Center proformas.

These are draft minutes and as such are subject to correction by the Community Center Advisory Committee at the next regular meeting. All corrections will be determined in the minutes at which they were corrected.

The Community Center project has had three financial proforma estimates created over the last two years.

The first proforma was created by the Advisory group and presented in Jan 2015. This proforma was built to support the 1st phase of the proposed three phase project plan that included an aquatic component and a senior center including:

- XX yard, X lane pool
- Zero Entry activity pool
- Seating for XXX spectators
- Senior Center space and storage
- Commercial Kitchen
- Admin Offices

The aquatic portion was modeled to an expected income of \$100K per year. This included estimated expenses of ~\$700K per year offset by ~\$800K of revenues per year. The expenses included staffing expenses of ~\$450K and equipment and supplies of ~\$250K. The revenues included program revenues of ~\$300K per year, Regional event revenues of ~\$50K per year and membership revenues of ~\$450K per year. The membership assumptions were ~14% of households within Newtown having either a family, senior or individual membership ranging in price from \$125/yr for an individual to \$250/yr for a family.

The senior center portion was modeled to an expected loss of ~\$450K per year. This included estimated expenses of ~\$650K per year offset by ~\$200K of revenues per year. The expenses included staffing expenses of ~\$420K and equipment and supplies of ~\$230K. The revenues included grants and donations revenues of ~\$50K per year and membership revenues of ~\$150K per year. The membership assumptions were 1600 members having either a basic or premium membership ranging in price from \$72/yr for basic to \$144/yr for premium.

The second proforma was created by the Community Center Commission and presented in Feb 2016. This proforma was built to support the recommendation of the commission of a Community Center including an aquatic center and flexible space of approx. 13Ksf including;

- 50 meter, 8 lane pool
- Zero Entry activity pool
- Seating for 300 spectators
- Flexible, multi-purpose space and storage
- Commercial Kitchen
- Public gathering space

- Admin Offices
- Legacy Foundation information center

The aquatic portion was modeled to an expected breakeven financial impact. This included estimated expenses of ~\$1M per year offset by ~\$1M of revenues per year. The expenses included staffing expenses of ~\$600K and equipment and supplies of ~\$400K. The revenues included program revenues of ~\$500K per year, Regional event revenues of ~\$150K per year and membership revenues of ~\$350K per year. The membership assumptions were ~16% of households within Newtown having either a family, senior or individual membership ranging in price from \$150/yr for an individual to \$300/yr for a family. Aquatic assumptions were based on data obtained from Parks and Rec, USA Swimming, Ridgefield, CT Recreation Center, Mansfield, CT Community Center and regional YMCAs.

The flexible space portion was modeled to an expected loss of ~\$200-\$300K per year. This included estimated expenses of ~\$1M per year offset by ~\$700-\$800K of revenues per year. The expenses included staffing expenses of ~\$900K and equipment and supplies of ~\$100K. The revenues included program revenues of ~\$500K per year and membership revenues of ~\$300K per year. The membership assumptions were ~16% of households within Newtown having either a family, senior or individual membership ranging in price from \$120/yr for an individual to \$240/yr for a family. Flexible space assumptions were based on data obtained from Parks and Rec, Ridgefield, CT Recreation Center, Mansfield, CT Community Center and regional YMCAs.

The third proforma was created at the request of the Community Center Commission by Sports Facility Advisory (SFA) and presented in Sep 2016. This proforma was built to support the adjusted recommendation of the advisory group of a Community Center including an aquatic center and flexible space of approx. 13Ksf including;

- 25 yard, 8 lane pool
- Zero Entry activity pool
- Viewing area for spectators
- Flexible, multi-purpose space and storage
- Commercial Kitchen
- Public gathering space
- Admin Offices
- Legacy Foundation information center

The aquatic portion was modeled to an expected loss of \$200K. This included estimated expenses of ~\$900K per year offset by ~\$700K of revenues per year. The expenses included staffing expenses of ~\$500K and equipment and supplies of ~\$400K. The revenues included program revenues of ~\$500K per year and membership revenues of ~\$200K per year. The membership assumptions were ~4% of households within Newtown having either a family, senior or individual membership ranging in price from \$120/yr for an individual to \$480/yr for a family.

The flexible space portion was modeled to an expected loss of ~\$300K per year. This included estimated expenses of ~\$700K per year offset by ~\$400K of revenues per year. The expenses included staffing expenses of ~\$500K and equipment and supplies of ~\$200K. The revenues included program revenues of ~\$400K per year and membership revenues of \$0 per year.