

Meeting Notes from Fairbank Community Center Task Force Committee

Date: March 2, 2016

Location: Fairbanks Building

Committee Members in Attendance	Others in Attendance
Jack Ryan Jim Kelly Dick Williamson Len Simon Greg George Bryan Semple Christine Hogan	Elaine Jones - PBC Craig Blake - PBC Bill Braun - PBC Joel Zebowski - PBC Chuck Woodard - BOS Debra Galloway Kayla McNamara Bob May Sue Brennan Mara Huston Joel Bargmann – from BH+A Ken Ballard - from Ballard King

Meeting Start & Minutes:

- Meeting convened at 7:00 pm
- Dick Williamson motion to approve minutes from 2/1/2016. Greg seconded. Approved
- Dick Williamson motion to approve minutes from 2/22/2016. Greg seconded. Approved

Agenda Related Discussion Items:

- Jim Kelly summarized the day with Ken and Joel – There were a lot of meetings during the day with Ken and meeting with Aquatics, the Town Manager, Park & Rec, and Jennifer discussing programming and going over costs and revenues
- There was talk about what it would take to continue having the Fairbanks center be a shelter
- In response to various questions, Ken Ballard stated:
 - Ballard King does operations aspects - cost vs revenue, They have been in business 24 years - only do recreation work - work in 48 states - over 200 facilities open and operating - they have a lot of data
 - Ballard King will project costs/revenues 4-5 years out to cover when the construction would be done
 - Ballard King will not be going into detail of exactly what rooms each program will use, but will determine proper program sizing and “if we can fill” the space
- There was discussion of what we might do in the future:
 - Would we ask for fees for gym, and workout room, similar to pool?

- Anything we do programmatically will cover costs of that direct program
 - Ken says the margin off of fitness related programs is high
 - summer programs are revenue producers
- Some thoughts from Kayla:
 - We will attempt to have programs that are cost neutral
 - The registration for this summer program was full in under 10 minutes. There are 104 on the waiting list off summer program not long after those 10 minutes.
- Jack mentioned that the April 14th forum will have 2 (duplicate) presentations – one at 10am and one at 7:30pm
- There was discussion of exactly what the cost would be to just renovate the building. Is approximately \$12 million really the number? \$300-400 / square foot to bring to current codes? Joel mentioned that a code update to the building is triggered by 30% expenditure over two years vs the assessed value. More discussion at the next meeting on what the assessed value is and whether this number is correct.
- We all agreed that Joel should do the new cost estimate at the end of March for option 4
- A motion from Jack and second from Bryan that we have Ken base his operating model on option 3 plus a larger gym with double court
 - We will not have him consider a second pool
 - Jim, Jack, Bryan, Dick, and Greg vote for. Len votes against. Christine no vote.
- On March 7th there will be a BOS and Fin Comm meeting - Jack will be there to give updates on our current status
- On March 14th at the DPW at 7:30pm is the next Fairbanks Committee meeting - we will vote on the wording for the report for the article when we have more information
- Jim will ask Joel to come to March 14th meeting with more information on option 4
- A motion to adjourn at 9:55pm from Jack. Seconded by Dick. Meeting adjourned.