

MINUTES

Fairbanks Community Center Study Task Force

Date | time 9/27/2016 7:00 PM | *Meeting called to order by* Pat Brown

In Attendance

Pat Brown (Chairwoman), Debra Galloway, James Kelly, Kayla McNamara, Jose Garcia-Meitin, Michael Ensley, Lisa Kouchakdjian, Jim Marotta, Chris Morely, Jim Kelly. Not in attendance: Brian Semple, John Beeler, Sam Merra, Richard Tinsley

Approval of Minutes

The minutes were read from the August meeting and approved.

Discussion around next steps and current plans

The discussion started with Jim Kelly attempting to gain agreement on moving forward with getting new numbers from Ballard & King (BK) on the current plan and including various aspects we know for sure about our needs / desires. There is still wide disagreement on how to proceed – with two primary discussion threads:

- 1: Continue down the path with some variation of the final couple of options stripping out various options.
- 2: Hire a consultant to look at the market and provide us with a market based plan

The commission discussed a number of center options and the impact to the overall plan.

- A. Therapy Pool: While not discussed as a strong priority, the need is for a slightly warmer pool to house families and seniors. One of the primary financial drivers behind the family/therapy pool would be a partnership with a local partner, like a hospital. The general feel would be that this would be unlikely as Emerson Hospital just opened their own therapy pool.
- B. Diving Pool: The pool is not code compliant and without changes additional revenue streams are limited as diving competitions are limited.
- C. Fitness Center: The fitness center in the plans is one of the larger revenue streams that needs to be much further vetted. Kayla McNamara, the Park & Rec Director has not asked for a fitness center and there is comparative evidence that the Lincoln Sudbury High School gym has tried to create revenues with little registration.
- D. SPS: All options are still on the table in terms of housing SPS in the community center or not.

Market Study – Potential Scope of Services Research

Jim Marotta spoke with a number of consultants and provided a packet of information of similar scopes from what services they provide. As it was too lengthy to read at the meeting, Pat Brown assigned everyone homework of reading all of the handouts. Jim spoke at length that the key to these consultants would be that they help cities and town get through the entire process.

Ballard & King does some similar work, but their focus is on aquatics. There was some additional discussion similar to the first topic.

Park & Recreation Commission Position Statement

Jim Marotta, the Parks & Recreation Commission chair, handed out a position statement from the Commission as a guide for the task force. There were two general themes:

1. Physical Characteristics
 - a. Six multi-purpose rooms
 - b. Adequate storage
 - c. A gym suitable to accommodate 300 kids for summer camp
 - d. ADA compliant locker rooms
 - e. Family/team locker rooms (can be dual purpose)
 - f. Spectator seating for swimming events
 - g. Suitable staff offices
 - h. Front desk and reception area as well as secure access
 - i. A minimally disruptive development plan which enables most if not all programs to be offered during construction, renovations, etc.
2. Financial Characteristics
 - a. Unless alternative funding source are determined feasible by a qualified third party, the Commission would support a capital expense of up to \$300 per house, on average, for the renovation, redevelopment or replacement of the Fairbanks Community Center.
 - b. The Commission would support an annual operating expense deficit of up to \$200 per house, on average, in order to operate the facility.
 - c. Operating expenses for the facility must be allocated by use to the appropriate cost centers as agreed upon by the Park and Recreation Department Director.
 - d. The town should retain the services of a qualified third party consultant to develop a complete financial feasibility analysis of a facility for the Town. This analysis should be developed based on a scope of services deemed appropriate by the Fairbanks Community Center Study Task Force prior to engaging any third party and that the Town Manager directly engage a party deemed qualified by the Fairbanks Community Center Study Task Force. This analysis should contemplate the feasibility of funding sources as well as operations and should also include a recommendation of the optimal building in terms of minimizing capital and annual operating costs while providing the physical characteristics noted above.

FinCom will research the impacts per household and provide their own guidelines/recommendations as well.

Gap Analysis

Notes from John Beeler and Sam Merra were handed out in their absence.

Beeler:

1. Inform the BOS that the group is not experienced in fund raising and this should be removed from the list of what they, the BOS, would like us to accomplish.
2. The message should be also sent that the “existing roof” is indeed too far gone to keep throwing dollars at it.
3. We have 8 months, 32 weeks to report back. Is a meeting every two weeks enough?
4. The survey should become a number one priority.

Merra:

Need to Know:

1. A town census that make clear the options pursued. Point out to retain the existing community center will cost 10-12 million dollars over ten years to correct deficiencies and bring the facility up to code. Census to be sought on a high priority basis.
2. Clearly identify scope of options prior to pursuing market studies.

Pat Brown asked that we keep this item open going forward.

Deadlines and Deliverables

The general discussion focused on a number of topics, but Pat Brown asked that we moved this to the next meeting. One of the biggest concerns is the roof and the safety of the employees housed in the building. SPS could be removed from the project to potentially speed up the project.

Next Meeting

10/20/2016 12:00 AM, DPW Building

Motion to adjourn was made at 9:00 p.m. and was passed unanimously.