

[Agenda Item: Letter from resident pertaining to pool memberships](#)

Atkinson Pool

Richard Murdock <rmurdocksr@gmail.com>

Reply all|

Tue 10/19, 11:19 AM

Park and Rec Commission

Inbox

The COVID pandemic has created many challenges, and it was understandable that certain restrictions on swimming were introduced - including the concept of an hourly reservation time and fee. However, it is about time to return to "normal". The current swim-by-the-hour arrangement allows for up to 3 swimmers per lane. Lockers and showers are open. This sure seems "normal" to me. I have been swimming at the pool for several years now and it was rare that I observed 3 or more swimmers in any given lane.

We are now paying \$8 for an hour of swim time, contrasted with \$30-\$35 per month for unlimited use of the pool facilities (Senior resident rate). Swimming 3 times a week amounts to almost \$100 a month! I am currently taxed some \$15,000-\$16,000 a year for the pleasure of owning a home in town and I therefore find it insulting that I should have to pay this additional 8 bucks every time I want to swim.

Let's get back to the membership arrangement with more realistic fees. Do this at least for residents. To require both residents and non-residents to pay an \$8 fee, while the residents are already supporting the town recreation facilities through taxes is patently unfair.

Richard Murdock
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203-216-0345

[Agenda item: Letter from resident pertaining to Sewataro](#)

Comments and Questions remaining about use of Sewataro Site-- Quick turnaround needed

Robert May <robert.may3@comcast.net>

Reply all

Fri 11/5, 5:06 AM

Commission on Disability;

Diversity, Equity, and Inclusion Commission;

+2 more

Inbox

Open Issues for Sewataro Site--Appendices.docx76 KB

Show all 1 attachments (76 KB) Download

To the Commission:

Earlier this month and including Wednesday's meeting of the Select Board the topic of an upcoming potential renewal of the operator's contract was on the agenda. Timing has become important as the Town is in its Budget cycle for next year. The decision on renewal could be an article on any future town meeting or not. The first term of the contract ends on September, 2022. Renewal term options can vary from cancellation to as much as 5 years which is the renewal option in the current contract.

In addition, on Monday night the Parks and REC commission discussed two notes received on the topic of the potential renewal from citizens. These notes are included in the attachment.

Discussions during the Select Board meeting has lead to the Board asking the Town Manager to receive questions of all parties and then further distribute those question to the Board members for added discussion. The most recent financials for the camp thru the 2021 season are in the packet for the Select Board meeting of November 3.

All comments are due back to the Town Manager by noon Sunday.

While I am gathering questions from a small group of citizens, I thought you should be aware of the activity should you wish to comment.

In preparing for the list that I will accumulate, I have gathered some historical notes from the 2019 presentations on the subject of the acquisition as well as the recent notes to the Select Board from some citizens. These are attached.

The attachment is not to be considered a complete library of all issues but a document I assembled to assist me.

Use it as just one source. Your teams may have access to much more information.

Regards

Bob May

98 Maynard Farm Road

GENERAL NOTES:

Best source for Sewataro Notes: <https://sudbury.ma.us/townmanager/2021/10/20/camp-sewataro-property/>

Operator Contract

https://sudbury.ma.us/townmanager/sewataro_camp_operator_contract_executed_w_o_exhibits/

Open Issues from 2019 for Sewataro Site:

Brief Background:

. The property has been successfully run as a private enterprise for 60 years and has provided cherished memories for many generations of campers fortunate enough to be able to attend. It is located on a secluded parcel of land which has limited access and which has been developed and improved to support its business plan of a private, seasonal and limited use establishment. It has not been designed for year round usage by the general public. Its amenities do include 4 pools, 3 of which's design was limited to age-appropriate instructional swimming and the larger pool to accommodate other campers of limited number. The ponds are man-made and designed again either for limited fishing of stocked ponds or for limited canoeing by the campers. The majority of the structures are not for year-round use and the infrastructure (trails, roadways and parking) are gravel or unpaved.

However, the Town is not a private enterprise. It is subjected to more stringent legislative, health, safety, and access requirements because the public must have access to them. As a municipality, the lands which are owned by a town must meet these requirements. As was outlined in both William Barletta's (Facilities Director) and Mark Herwick (Building Inspector and ADA Facilitates Coordinator) preliminary reviews of the project, the work on the buildings/facilities, "**would be expensive but not insurmountable.**" However, "**The survey, design and installation of accessible routes will be quite costly.**"

Four Town Boards voted not to support this purchase.

More 2019 Issues

Below is the statement read to the Finance Committee at their May 2, 2019, meeting by Park and Recreation Commissioner James Marotta.

In light of the lack of information available to the Park and Recreation Commission, as well as the Sewataro acquisition being inconsistent with the capital planning priorities the Park and Recreation Commission, the Commission voted **against** the acquisition of Sewataro, 4 to 1. Items of concern regarding the acquisition included:

- Neither the P & R Department not the P & R Commission were part of any planning discussion regarding the camp acquisition or plans for its use if acquired.
- No financials regarding the operation of the camp were presented to the Commission.

- No plan on how to integrate Sudbury's public camp model (\$503 per 2 week session) versus Sewataro's high-end private camp model (\$1,620 per 2 two week session)
- No business plan for how the town would run the property and the camp.
- Concern regarding the expertise and staffing to run the camp.
- Concern regarding the cost to operate the camp as a town owned property.
- Infrastructure concerns and cost to the Town – fields have limited utility as playing fields with no infrastructure to support them, i.e. parking, etc. Also costs relative to ADA compliance foreseen if to be used as playing fields.
- Concern regarding impact on existing Park and Recreation programs including Atkinson Pool.
- Concern about the status of the proposed new Community Center and future Park and Recreation plans if Sewataro is purchased.
- That the town purchasing the property lacks a public benefit under State law under one or more of the scenarios presented (leasing to a third party, continuing to it as it is currently run).

After Mr. Marotta read this statement, the Finance Committee voted 5 to 2 **against** the purchase of Sewataro.

More 2019 Comments/ Issues

Financials from Taylor Family

Camp Sewataro Statement of Profit and Loss - Unaudited			
	Year Ended 31-Dec-18	Year Ended 31-Dec-17	Year Ended 31-Dec-16
INCOME			
TUITION	\$ 3,328,380	\$ 3,184,610	\$ 3,134,350
RENTAL INCOME*	68,830	65,830	82,598
MISC INCOME	4,203	771	538
INTEREST INCOME	6,484	1,144	1,788
TOTAL INCOME	<u>\$ 3,407,897</u>	<u>\$ 3,252,355</u>	<u>\$ 3,219,274</u>
EXPENSES			
PERSONNEL**	\$ 1,206,460	\$ 1,133,654	\$ 1,133,049
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MAINTENANCE AND GROUNDS***	240,064	224,600	303,775
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DEPRECIATION	78,547	83,604	10,020
TOTAL EXPENSES	<u>\$ 2,393,541</u>	<u>\$ 2,288,436</u>	<u>\$ 2,319,144</u>
NET INCOME	<u>\$ 1,014,356</u>	<u>\$ 963,919</u>	<u>\$ 900,130</u>

Gross rental income net of corresponding housing expenses.

**Personnel includes salaries and employee benefits.

***Maintenance and grounds includes utilities.

****Supplies and other activity expenses includes professional fees, activity expenses, food, office supplies, and advertising.

Please note that the above is a summary of the financials received from the seller related to camp operations. These do not include payments to affiliated entities (the current owners). Not all of these expenses would be applicable to the Town, and the Town may incur other costs

2019 Presentation on Sewataro

April 30. 2019 Presentation on Sewataro. Abridged

- The property is located in the Single Residence A Zoning District.
- The total building square footage amounts to approximately 30,000 square feet. In addition to the two ponds, the property has 4 outdoor pools, two basketball courts, two tennis courts, a horseback riding arena, two soccer fields, one lacrosse field, and one softball field, as well as various other activity spots.
- There are 25 buildings across the site, some of which are sheds.
 - *Three of which are residences, which will be delivered to the town vacant*

Letter of Intent

- Good faith agreement between Town of Sudbury and Liberty Ledge LLC
- Purchase 33 parcels, consisting of 44 acres of land with improvements
- Purchase price: \$11,269,700
- Includes donation of camp assets, including tangible and intangible personal property
 - *All rights and interest in Camp Sewataro*
- Purchase contingent on Town Meeting and Election approvals
- **Land restrictions: no cell towers and no field lighting over 20 feet in height**
- Tentative closing October 1, 2019
- **Vision: use the land for open space, recreation, preservation and other municipal purposes.**

Fiscal Analysis: Town Appraisal

- The property is appraised for the highest and best use, which is defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and results in the highest value.
- The highest and best use for the site under the current zoning is single family residential
- \$10,370,000

Land Preservation in Sudbury

Property Preserved	Type	Size (acres)	Price	# Potential Lots	Avg. Cost/Lot	Avg. Cost/Acre	Year	Taxes Paid	Type of acquisition
Meachen	OSP	55	\$4,010,000	11	\$365,000	\$73,000	1997	\$0	fee
Weisblatt	OSP	44	\$4,950,000	44	\$215,000	\$112,500	1998	\$2,515	fee
Piper	OSP	70	\$2,550,000	9	\$283,000	\$36,400	2000	\$13,200	fee
Dickson	CPA	2.39	\$440,000	1	\$440,000	\$184,100	2002	\$672	fee
Cutting	CPA	58	\$4,700,000	21	\$223,800	\$81,000	2004	n/a	AG/ fee (4 acres)
Libby	CPA	24.06	\$2,631,439	6	\$438,500	\$109,370	2005	\$18,087	fee
Nobscot	CPA	303	\$8,600,000	47	\$183,000	\$28,400	2008	n/a	CR
Fairbank Farm	CPA	33	\$750,000	3 (12)	\$250,000	\$22,727	2011	n/a	Ag restriction
Johnson Farm	CPA/OSP	33	\$2,900,000	40B (313)		\$87,879	2015	\$14,789	fee
Pantry Brook	CPA	94	\$7,600,000	34	\$223,529	\$80,851	2012	n/a	Development rights
Broadacres Farm	CPA/OSP	33.61	\$5,500,000	13	\$423,077	\$163,642	2018	\$13,144	Fee
Sewataro	OSP	46	\$11,269,700	33 (31)	\$341,506/\$363,539	\$244,993	2019	\$201,840	fee

Camp Financials 2018

- Tuition: \$3,328,380
 - \$670-\$810 per week
- Camp expenses: \$2,324,711
- Rent and other expenses paid to affiliated entity: \$982,308
- Total excess revenue before affiliated entity expenses: \$1,014,357
- Total excess revenue after affiliated expenses: \$32,049

Future Uses of the Site

The Future Use of Camp Sewataro

- When the Board of Selectmen made their offer, **their vision was to use the land for open space, recreation, preservation and other municipal purposes.**
- **This is a unique land preservation acquisition because there is the possibility and opportunity for future uses, some of which could bring potential revenue sources.**

- We have explored and discussed several possible scenarios including:
 - 1. *Maintain as open space and recreational space*
 - 2. *Continue to run Camp Sewataro*
 - 3. *Lease camp*

Option 1: Maintain as Open Space and Recreational Space

- Below is a list of the annual maintenance and utility costs for the camp currently:
- Mowing: \$10,000
- Water (Irrigation and Pools) \$17,000
- Spring Clean Up: \$5,000
- Fall Clean Up: \$8,000
- Snow Removal: \$2,000
- Tree Work: \$2,000
- Maintenance of Pools and Ponds: \$19,500
- General Maintenance of Outside Facilities: \$15,000
- Utilities for Buildings: \$16,000
- Total with Insurance \$144,500

Accessibility

One consideration and cost would be making this property handicap accessible. Under the **Americans with Disabilities Act (ADA)**, which covers local government operations, services, programs, and activities must be accessible to people with disabilities in the most integrated setting possible. We may be required to remove barriers in existing buildings where it is “readily achievable”. If a service is being offered in a location that is not physically accessible, the requirement of access may be achieved by offering through alternative means or through barrier reduction. However, under the law, the priority should be integration.

- If we made any alterations or changes to any of the facilities, we would be required to make the facilities compliant with ADA standards. Additionally, the pools and other amenities should be accessible. Without a full accessibility inventory of every building and facility, it is not possible to ascertain what the full extent of the required changes may be.
- After taking ownership, the Town would hire an architect to do a full analysis of the accessibility issues, and determine what immediate steps need to be taken, if any.
- Likely require alterations to roads and walkways, bathrooms and building entrances.

Run Camp Sewataro _Assumptions

- **Based on the financial documents received from the seller,** Camp Sewataro is a profitable enterprise.
- Camp operates 8 weeks per year

- They have 4 full time employees and 175 seasonal employees.
The Camp has 1300 campers per summer, with 600 per day

: If Town decides to run Camp Sewataro

Unlikely that we would be able to start running Camp Sewataro next summer in its current form

- Create an Enterprise Fund at Fall Town Meeting, but by law could only budget for FY2021, starting July 1, 2020
 - *Only option to start paying employees before July 1, 2020 is an override at Fall Town Meeting*
- We would be required to have the camp inspected and certified by our insurance company, which takes several months.
- Still need to address accessibility if it's a public camp

Suggestion: Do RFP for Summer of 2020 to find an operator, while Town determines how and whether to operate its own programming

: Purchase property and lease to a camp

- **Based on my research and conversations with the property owner**, there are camp operators who are interested in renting space for camps.
 - There are several models throughout the nation and brokers who specialize in these types of transactions.
 - There are not, however, many large outdoor sites like this one to make comparisons to.
 - We do know, however, that Camp Sewataro pays \$575,000 rent for eight weeks, and pays for all the costs of repair and maintenance for the facility, with the exception of the four rental units. It is responsible for paying taxes
 - The LLC pays the taxes: Approximately \$375,000 in rent after taxes

The Town could consider purchasing the property and leasing it during the summer months, and using it for Town programming and activities the remainder of the year.

- Under that scenario:
 - Revenues: \$375,000
 - Operating expenditures: \$120,416 (Expenditures for 10 months of the year)
 - This analysis does not include the debt payment, any personnel or other capital needs.
- Under this scenario, the Town would have to enter into a competitive RFP process under Massachusetts General Law

Chapter 30B in order to enter into a lease or camp management contract.

ZONING

Residential A Zoning District

- Allows for single family dwelling
- Other uses may be allowed with special approvals
 - *Boarding house, cluster development, flexible development, senior residential, incentive senior development*
 - *Kennels, nursing homes, assisted living*
- Protected uses allowed
- Municipal uses allowed.
- Minimum lot 0.92 acres

Broadacres Vs. Sewataro

	Broadacre	Sewataro
Acres	33.61	45.61
Improvements	1900 Farmhouse, threebarns, and indoor ridingarena.	Multiple camp buildingsand accessory structures as well as three residences
Highest and Best Use	Subdivision as 13 Residential Building Lots	Definitive/ANR Subdivision of 31 residential building lots
Zoning	Parcel F09-0002: Residence A (RA) Parcel F09-0004: Residence C (RC)	Residence A (RA)
Wetlands	The subject contains substantial wetland andwetland buffer areas.	The subject contains two wetland areas onthe southern portion of the site.
Appraised Value	\$5,000,000	\$10,370,000
Price offered	\$5,500,000	\$11,269,700
Price per lot	\$423,077	\$363,539

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2021 Comments/ Proposals

PROPOSAL FOR DEVELOPING A LONG-TERM, FINANCIALLY VIABLE PLAN FOR SEWATARO

When Sewataro came on the market in the fall of 2019 the Town was faced with a take it or leave it deal. There was no opportunity to discuss the alternative uses of the property or what it would cost the Town to own the property. There was no plan for use of the property, and no time to prudently evaluate alternative uses and long-term consequences of ownership. The overriding concern was to preserve open space. The Town's decision to enter a contract with a private camp operator for the interim use of the property as a private day camp was dictated by the need to prevent it from falling into disrepair as a result of the Town failing to appropriate funds to maintain the property after the purchase.

There is now an opportunity to carefully consider alternative uses for the property and the financial consequences associated with these uses. In other words, the Select Board and other town boards and committees can do their due diligence, and the will of the Town can be understood and implemented.

On Wednesday night the Select Board will consider making public a survey related to the future of the Sewataro property. Issuing a survey for future use without providing a context of facts about what the alternatives available and the financial implications of each is like daydreaming --- in the dark! It is premature to undertake an survey at this time. The Select Board adopted the suggestion of an index to determine if a project was on budget and its financial status. This approach would be applicable to Sewataro.

A professional, independent consultant should be retained to advise the town on the alternative uses of the property, including the current highest, best use. That was not done when the property was purchased because there was not enough time to do so under the conditions of that time. The main concern was maintaining the property so it did not fall into disrepair as there was no source of funding to maintain it. With due respect, the Select Board doesn't have the expertise to do it, nor does a committee of residents. When a neighboring town had to decide what to do with a large piece of land, it retained an independent consultant.

The professional consultant should prepare a written report to be distributed to residents. The consultant's report should take into account the Master Plan. The consultant's report should be widely distributed to residents and receive the attention of all Town committees and commissions.

Then, a Town Forum should be held to answer questions and receive feedback on the consultant's report.

The next Town Meeting could have an article to fund a special consultant to study and prepare a thorough report on the future of the Sewataro property. The article should

explain why a consultant is necessary, the objectives, and what the report will be used for. A considered, methodical approach to managing an eleven million-dollar asset, with the potential for great community good, is foundational to good government. Any of us would do the same when facing large, financially impactful decisions in our personal lives.

In summary a responsible plan of action would include:

1. Draft an article for an upcoming Town Meeting to retain and fund a consultant.
2. Receive the consultant's report (about 3-6 months later)
- 3.. Distribute the consultant's report to residents.
4. Hold a Sewataro Town Forum to answer questions and take comments.
5. Solicit the input of Town boards and committees to the consultant's report.
6. Decide on a long term plan for the Sewataro property.

November 1, 2021

Respectfully submitted,

Len and Jeff co-author.

More 2021 Comments/ Proposals

To the Board,

I understand that the Board will be reviewing a draft survey questionnaire or other issues regarding the Camp Sewataro property at the next Select Board meeting. Hearing of this reminded me of a critical operator's renewal of contract decision approaching us in 2022. Perhaps if a survey is thought to be useful it ought to include as many questions as necessary to motivate a discussion of the best use of the property.

Survey or not renewal of the camp operator's contract will certainly be a topic for the Select Board in the coming months. The renewal of that contract as written will lock the Town into the present arrangement with the camp operator for another 5 years, it is incumbent upon the Select Board to have a true sense of the Town as to the future use of the property. Renewing the camp operator's contract is not the only option for the Town. While the \$11 million purchase might be viewed as a sunk cost, seeking both a better cash flow to aid in funding the major upgrades and repairs required of the town, and a goal of an improved level of services to the citizens of Sudbury is never a bad goal. It is incumbent upon the Select Board to consider a major planning effort be made to identify the viable options for the future use of the property to include the estimated related costs and the added benefits to citizens which would accrue so that the Citizens can make their feedback to the Select Board.

Unfortunately, the new Masterplan did not touch on Sewataro in great measure: page 83

The Town has also acquired two properties that have potential to increase recreational opportunities for Sudbury residents: Broadacres and Camp Sewataro. Broadacres has undergone a visioning process to link it with neighboring recreational resources and conservation areas. Camp Sewataro was opened to residents in the summer of 2020. The property has several existing amenities, such as walking paths, playing fields, and tennis and basketball courts.

Perhaps a "visioning process" similar to whatever was done for Broadacres is the minimum one should expect.

The results of this effort should be presented to the Town before any decision on the renewal is taken. A survey cannot replace a debate, but a survey can create a discussion, and eventually the discussion leads to a plan which has the broader support of the entire town.

Putting this review as less than a high priority could put the Town in the same place it was before the camp operator's contract was signed, that is, with very limited information or a focus on the future.

As the Masterplan Town Forum of October 21, 2021, indicated planning followed by professional execution of a plan is what the citizens want for the Town. I hope the Select Board takes the direction of creating a plan for this major asset.

Regards

Robert May

98 Maynard Farm Road

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Respectfully submitted,

Len Simon
Jeff Levine