



Edgewood Sports Complex

Ad Hoc Task Force Update

Rev. 4/13/20




Photo courtesy of Google Earth. Paddle Tennis courts not shown.

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Feedback — Referendum

	 AD HOC TASK FORCE	 BOARD OF FINANCE	 BOARD OF SELECTMEN
TASK	Is Edgewood an appropriate option to replace the current Town pool, and does the financial impact justify the purchase?	Decide whether to include the Edgewood purchase in the budget.	Determine the feasibility of a referendum and vote to authorize the purchase.
KEY DATES	April 16 — Submit Final Recommendation	April 20 — Joint meeting of BoF and BoS	July — Referendum if possible



Feedback — Referendum Updates

There have been two key updates regarding a referendum:

- The State quarantine has been extended to **May 20**.
- The Board of Selectmen, in their meeting on April 2nd, confirmed their commitment to attempt to hold a referendum if possible.
- The intent is to hold a referendum in July.

The Task Force supports the Board of Selectmen's decision to make every effort to hold a referendum



Feedback — Future of Ballantine

We have received many questions regarding what will become of the Ballantine Pool if the Town purchases Edgewood, as well as a number of suggestions, including:

Skate Park • Splash Pad • Smaller Lap Pool
Meeting Space • Teen Center • Other?

It is beyond the scope of this Task Force to make a recommendation on the future of the Ballantine Pool. Additionally, that project requires time and resources unavailable to the Task Force prior to our key timelines. However, the Task Force supports long-term planning for the Ballantine site. Therefore, we have included an additional condition to our recommendation:

**We ask that a new Task Force be formed
to explore future opportunities at Ballantine Park**



Feedback — Additional Opinion on Ballantine

We have received two total project estimates for a reconstruction of the Ballantine Pool:

Weston & Sampson — \$4.6mm

Bennett Sullivan Associates — \$3.79mm

These are not formal bids, but estimates to help this Task Force understand the true cost of a Ballantine project.

The Task Force will pursue a third estimate from a firm that specializes in municipal projects.



Misconception — Ballantine State of the Art

Replacing the Town Pool at Ballantine would provide the Town with a state-of-the-art crown jewel that would attract more residents.

the town to continue to provide a vital resource within its own borders. Plus, the upgrades would make it one of the newest pools in the region, which would attract more citizens and visitors than it currently does. The nicer the pool, the fewer people would search elsewhere to find somewhere they enjoy for a swim and poolside relaxation. I also know that many young swimmers leave Southbury to compete for

- Is there value in a Ballantine Park Pool where more money to get a state-of-the-art pool would pay off and would have ample room to grow into a regional recreation center?



Reality— \$4mm for a Ballantine Status Quo

- The quotes for Ballantine ranging from \$3.79mm to \$4.6mm are not for a “state-of-the-art” facility, but for a replica of what we currently have a Ballantine, with a larger ADA-compliant pool house. It will not be a “crown jewel”.
- The state of the art pool featuring, sloped entry and an expanded decking SF, as well as Tennis Courts, Basketball Court, Playground, etc, exists at Edgewood.
- To build the State of the Art Edgewood complex in Southbury would have cost ~\$5.3mm in 2012, likely much more expensive today.



Misconception — Waterbury \$1.5mm Pool

Waterbury is building a pool for \$1.5mm. How are our estimates so much more expensive.

how is Waterbury building a whole new pool for 1.5 million?

4d Like Reply



32. Waterbury is building a pool for \$1.5 million dollars. Did the task force contact Waterbury to understand why their pool is so much less expensive than our estimates for \$4 million?



Reality— Waterbury Project More Expensive

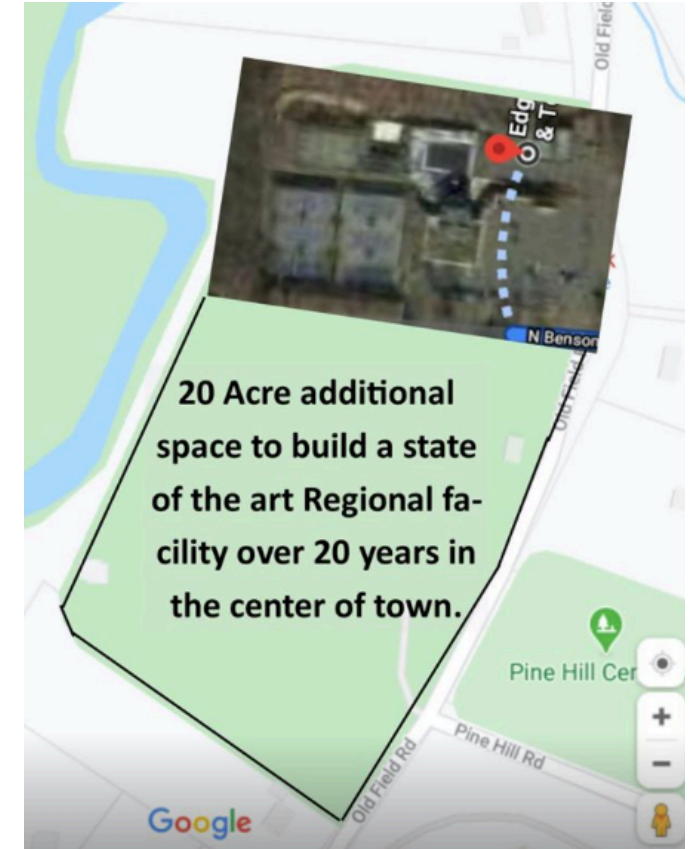
- The Task Force has been in touch with the City of Waterbury and the company who estimated the Hamilton Pool project cited in the Republican-American.
- The Hamilton Pool is ~2700 AF, about 60% the size of Ballantine.
- The Hamilton Pool estimate does not include decking, site work.
- The Hamilton Pool estimate does not include required changes to the Pool House.
- The Hamilton Pool does not include a children's area.



Misconception — Ballantine Redevelopment

Ballantine Park acreage is available to develop into an expanded pool complex or a community center.

rate of construction per square feet of a similar building? Could the Ballantine site be reimagined to accommodate the needs of Southbury? The Edgewood site has a third of the land located in wetlands. The Ballantine plot plan appears to be larger in size than Edgewood with no wetlands.



Reality— Ballantine Redevelopment

- Ballantine currently houses the town picnic pavilion, tennis courts, a playground, volleyball courts, a basketball court and is the home of our Youth Softball Program
- There is little room to expand the site of the pool without encroaching into these other facilities.
- Any time you remove one amenity, you are creating a new problem to be addressed.
- Ballantine is one of Southbury's oldest public parks, and would require a lot of convincing to change its use.



Misconception — Edgewood Inspection Report

Edgewood inspection suggests it is in poor condition

Based on the inspection report, it seems as though Edgewood has not been well maintained. What are the costs to bring it back up to usable standards, and then what are the ongoing costs to maintain the property?

Everyone in Southbury should read the inspection report prepared by National Property Inspections. These 35 pages are very shocking. They didn't even inspect the pool and its equipment at the time because the pool was closed. Please go over the costs associated with the 15 problems discussed in detail including the costs associated with each item. It is shocking when the inspector says, "Below average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition." Please read the whole report. The work needed on the so-called great tennis courts that have cracks and poor electrical outlets or the basketball court that has a deteriorating surface. The parking lot needs work also. THIS IS A MONEY PIT. I read all the reports after submitting my original question so this is an important follow-up.



Reality — Edgewood Inspection Report

15 items were listed in “poor” condition with normal wear and tear.

ITEM	DESCRIPTION	STATUS
1	Parking lot and driveways have some age typical cracking.	Seller will repair
2	The gate latch on the upper and lower left hand pool gates are damaged.	Seller will repair
3	The synthetic surface on the basket ball court is beginning to deteriorate.	Town will resurface
4	The GFCI outlets supplying utility power to the courts have all been damaged.	Seller will repair
5	The right hand end of the gutter on the left side of the building is leaking.	Seller will repair
6	Several of the light standards are showing evidence of damage.	Seller will repair
7	Three windows have damaged hardware and therefore do not function correctly.	Seller will repair
8	Some corrosion and evidence of minor leaking noted at the water supply.	Seller will repair
9	Water heater is at its intended design life.	Seller will replace
10	Rubber supply lines to washing machines are showing evidence of deterioration.	Seller will repair
11	Condensate pump on unit is damaged.	Seller will repair
12	Several shower fixtures are showing evidence of corrosion. Far left stall toilet is loose at the base.	Seller will repair
13	Vanity mirror above sinks is cracked.	Seller will repair
14	Sink drain is leaking due to uncapped dishwasher drain connection.	Seller will repair
15	Weights closet door does not latch.	Seller will repair



Misconception — Town Management

Other town properties are in disrepair, so why should the Town be trusted with managing the Edgewood complex

Great pride was expressed in the "Peak condition of Edgewood", I would like to know what is in "peak condition in Southbury and is maintained by the people who will maintain Edgewood? There is a real issue with the zest for Edgewood and the ongoing neglect of Southbury properties.

So was overseeing and in charge of maintenance on the tennis courts, pool facilities, and the basketball court? Why were they allowed to get in such disrepair? Where have tax dollars gone? We had a wonderful swimming area on the lake and the town let it go down hill. We need to take care of what we have not purchase another facility that



Reality— Outside Management

- Town facilities are maintained on a regular, cyclical basis.
- The Task Force agrees the property should be maintained to the high standard of a revenue-producing entity.
- The Task Force has asked to investigate management models.
- The Task Force has made preliminary contact with management companies as well as other community centers to research their models/recommendations.
- The proforma for Edgewood includes a special on-going maintenance fund.
- Excess revenue generated at Edgewood would remain at the facility for future sustainability.



Misconception — Middlebury is Too Far to Travel

We should not purchase property in another town because it is too far for residents to travel, and they won't use the pool as a result.

While my home is only a short distance from Edgewood a large part of Southbury residents do not. How would you convince people travel to Middlebury to utilize the facility? Have you sent out a questionnaire asking if they would use Edgewood? If

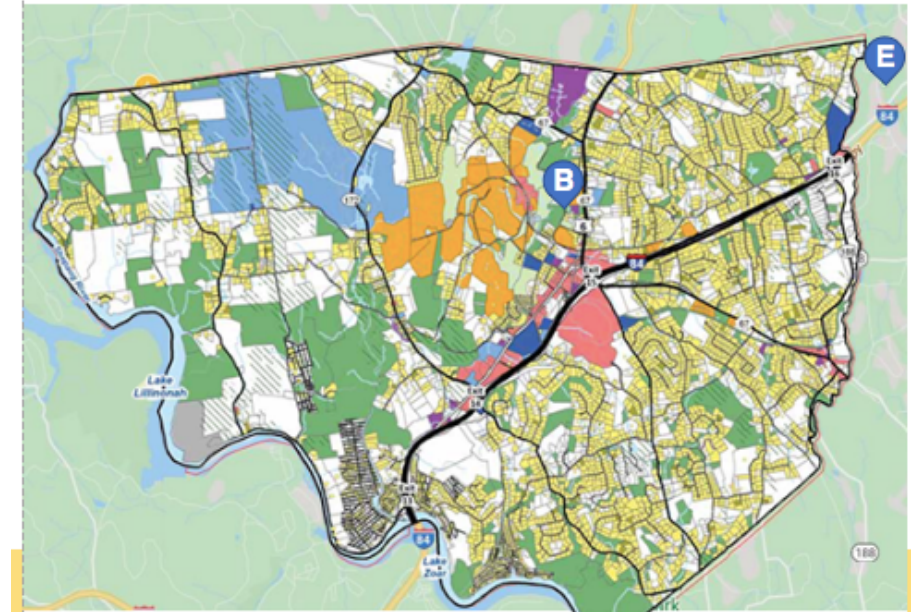
This is investment risk. Place is too far - Residents won't join and pay. You add real estate taxes on us. Competition from Planet, The Gym, H Hotel Favors Middleburians

approximately for minutes. How much more time is it for people from the Western part of Southbury? Did the task force determine if the additional time to go to Edgewood would serve as a disincentive for people to pay for a membership? If not, why not? If so, what was the process? How did the task force engage with the community to make



Reality— Edgewood is Two Minutes Further Away

- When looking at the drive times of thirty random addresses plotted by density of single family homes, the average drive to Edgewood was two minutes longer than Ballantine.
- Edgewood currently counts more Southbury families as members than Ballantine, at three times the cost of a Ballantine membership.



Misconception — This Is a Bad Time to Purchase

The Coronavirus pandemic has made this a bad time to consider the Edgewood purchase

Has the seller been contacted to see if they are amenable to extending the option given the pandemic? If not, why not. If so, what was their response. I am concerned on making this major decision long-term under extreme conditions.

In light of the current situation I believe the town should postpone a decision. The economic impact of the pandemic is unknown. Many taxpayers have lost jobs & more will follow. We are being cautious with our family's expenditures and we should do the same as a community. Even the idea of opening the town pool this summer is not guaranteed. Purchasing a "want" not a "need" at this time is foolish. Yes, a pool is a "want."



Reality— This Is a GOOD Time to Purchase

- Edgewood would not be the Town Pool until 2021.
- The seller has declined to extend the purchase option — our opportunity is now.
- The Task Force believes it is highly unlikely that this opportunity would be available to the Town of Southbury after the option expires.
- The town has an obligation to address its future needs.
- Opportunity knocks once.

Comments
Buy it! This is an historic opportunity let's not forego it. This would be a great acquisition for the town.



Misconception — Ballantine Can Be Fixed

Money should be invested in “fixing” Ballantine pool instead of a costly replacement

Edgewood risky purchase at this time. Cannot rely on estimates. You sticking people with big tax risk. Residents need money for college and rising expenses. Just fix B Park - good enough.

pool. Maybe less, maybe we fix the pool to last 5 more years and plan on a new pool then. Maybe start with parking and a pool house first. Whatever is more important. I heard people asking if Edgewood would resolve a teen center, I can't imagine them

People lost jobs. Fix Ballantine, roads, bridges, Town lights - more sensible. DONT BUY.



Reality— Ballantine Cannot Be “Fixed”

- We have already tried to fix the pool.
- Once the pool was opened up, the repair could not be done.



Cost Comparison

\$2.1mm

**Cost To
Purchase
Edgewood**

\$3.7mm*

**Cost To
Replace
Ballantine**

\$5.3mm

**2010 Cost
To Build
Edgewood**

\$???

**2020 Cost
To Build
Edgewood**

** Based on Bennett Sullivan analysis.
W&S analysis estimated \$4.6mm.
One additional estimate coming.*



Timeline of Next Steps

April 16

Edgewood Ad Hoc Task Force formally submits report.

April 20

Joint meeting of Board of Selectmen and Board of Finance to consider the Edgewood recommendation. BoF will vote to finalize the budget.

June 20 +/-

Final decision date for referendum if possible, for mid-July.

July 31

Option to purchase Edgewood Bath and Tennis Club expires.

120 Days

Closing date is 120 days of the option date exercise.



Please Be Respectful of Private Property

Edgewood is a private facility. Please do not make any unauthorized visits to the property. We are working to schedule an open house for the public.



Questions or Feedback?

Please submit questions on:

southbury-ct.org/edgewood

