

Responses to Residents from George Bertram Regarding Edgewood

From: George Bertram
Sent: Friday, April 3, 2020 4:54 PM
Subject: RE: Edgewood question

Hello Kevin and Sheila,

Since the presentation on Wednesday, we have been inundated with questions and comments. Overall, the response has been positive. However, for some, the Edgewood question has become a political football. Don't believe everything you see on social media. The facts are available and easy to access.

Note, on Monday, April 6th; the Town will sponsor a second virtual town meeting through the town website. At this meeting, we will again go through the same presentation that was given at the meeting last Wednesday, with some additional slides and the answers to some questions

In any case, I'll try to answer your questions as best I can. You can also get a lot of relevant information from the Town website by using the following links. The first link is to the main Edgewood informational page. The second link is to the page that has additional links to each of the relevant documents. If, for any reason, the links don't work, I can send you the documents as attachments in a separate email.

<https://www.southbury-ct.org/news-feed/?FeedID=5588>

<https://www.southbury-ct.org/edgewood>

The taxes to Middlebury will be \$35,000 per year. There is also an \$18,000 per year sewer tax that gets paid to the sewage treatment authorities, but I'm not sure what that entity is called. Middlebury may waive the property tax if we allow their residents to join at the Southbury rate. However, we won't be able to eliminate the sewer tax. Both of those expenses are worked into the financial analysis for Edgewood. This analysis is conservative, using low-end numbers for membership, but it still shows a positive cash flow for Edgewood. By contrast, Ballantine has historically cost the taxpayers about \$90,000 per year. It's the only line item in the Park & Rec budget that loses money. All of their other activities break even or run at a small profit. Some folks are upset by the fact that we might have to pay taxes to Middlebury, but that shouldn't be an issue, as the net income from Edgewood should be positive. Nonetheless, some folks get hung up on the Middlebury tax issue. I don't understand why that is the case. It's just another expense item, like electricity, employee benefits, or maintenance.

The Town of Middlebury is relatively easy to work with on zoning and building issues. Like most towns, they are happy when they can increase their grand list, as long as the developments aren't objectionable. Middlebury is about the same as Southbury in these areas. I don't consider Southbury to be super easy to work with, but things eventually get done if you work within the system and provide the requested information upon request. Nothing is ever fast enough for the developers.

It's interesting that you went to Edgewood and found the lockers to be filthy. If the Town were to manage the facility, we would certainly want to keep the place clean, at least up to Ballantine standards. I'm glad to hear that the Ballantine lifeguards were alert and courteous. The Town would undoubtedly endeavor to maintain those standards at Edgewood. Thank you for your feedback.

As for a rebuild of the Ballantine Pool facility, the Town has gone to great lengths to come up with an inexpensive way to keep Ballantine Pool operational. Initially, we figured we could repair the pool for about 1.2 million dollars, or maybe less. Early last year, the Town attempted to install a liner in the pool as a "cheap" way to keep it going. However, as workers tried to install the liner, they found that the concrete of the pool wall had deteriorated to the point that the liner wasn't going to work. We were able to return the liner for a refund, fortunately.

At that point, an engineering firm, Weston and Sampson, was hired to figure things out. They have a lot of experience with municipal pool projects. After much work, they estimated the cost to repair Ballantine at \$2,900,625 and the cost to build a new pool at the Ballantine site at \$4,651,641. Those high numbers shocked everyone on the Pool Committee. After that, we obtained estimates from a couple of local pool companies. They came in with lower numbers, but we were skeptical because these companies knew what we would pay for Edgewood, and we believe that they tailored their estimates accordingly. In two cases, they quoted pools that were much smaller than the current Ballantine.

So, we hired Hugh Sullivan, a local architect, to act as an arbiter and resolve the cost question. He came back with an estimate to build a new pool at Ballantine at \$3,729,000. That's about a million dollars less than the Weston and Sampson estimate, and that's the number we hang our hats on. The Town has spent a lot of time on this issue. The link shown below will take you to a spreadsheet that shows the cost estimates. Note that the two lowest-cost estimates are for pools that are significantly smaller than the current Ballantine pool.

https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Ballantine_Estimate_Summary.pdf

As for what to do with Ballantine, our research shows that towns generally tear down an old pool once its useful life is over. There's not a lot you can do with them. Some folks have suggested we turn it into a skate park. I'm not sure how a skate park would sit with the locals. The bottom line is that we have not spent much time trying to figure out what to do with Ballantine after it's closed down. I can tell you that the cost to shut it down is near zero, as it's appropriately fenced. It can stay like that for a long time. In the future, something would have to be done with it, but that decision is beyond the scope of this task force.

Edgewood will continue to operate through the 2020 swim season. The Town wouldn't take over until the 2021 season. Current Edgewood members would be encouraged to continue their memberships. I'm not sure how many will do that, but I think most will.

Governor Lamont has prohibited Municipalities in CT from holding referendums, to minimize the risk of infection with the COVID-19. Until he lifts that restriction, we can't hold a referendum. We'll delay the decision for as long as we can, but the option expires on July 31st. I'm not sure how this will play out. Every member on the Board would like to see it go to referendum, but I don't know if that will be possible.

Regards,
GB

-----Original Message-----

From: Sheila and Kevin Power
Sent: Friday, April 3, 2020 3:38 PM
To: George Bertram
Subject: Edgewood question

Dear Mr. Bertram,

I am writing you about the purchase of Edgewood Pool Club by the town of Southbury. My family has bought a town pool pass every year since shortly after we moved to town. I am seeing much discussion of this on social media recently. I have yet to formulate my opinion on this matter, but do have several questions I am hoping you would answer. The first is about the facilities not being in our town. How much will we be paying Middlebury in taxes? How does Middlebury's zoning board traditionally respond to development? I am just thinking about opportunities of expanding on the Edgewood property and that we would have to get approval from a different town to develop our town's facilities. I think of this because I have been to Edgewood a handful of times and found it very crowded and bathrooms/changing area was always filthy. This was the reason we never joined Edgewood. The town pool, although older, was kept cleaner and the life guards were always alert and courteous. I would hope that if we do purchase Edgewood it would be run in the same manner as our town pool always was.

Secondly, what will happen to the pool at Ballantine? I would hope it would be in some way developed or utilized. Leaving it to rot would not be acceptable. Why could we not build a new pool? I am hearing the cost would be 2 million more than buying Edgewood. What are the reasons for that? Is there anywhere for the public to see those proposals and the cost breakdown?

Finally, what will happen to current memberships at Edgewood?

Will this purchase be brought to a public vote at any point in the future?

Thank you in advance for your response to my email.

Sheila and Kevin Power

Sent from my iPhone

From: George Bertram

Sent: Sunday, April 5, 2020 6:54 PM

Subject: Travel Time to Edgewood vs. Ballantine

Dear Alaina and Joe,

I read your comments as submitted to the Town weblink, and I was curious as to the travel times from your home address to either Ballantine or Edgewood.

I was surprised to learn that Google Maps calculates your travel time to Edgewood at eight minutes, while your estimated travel time to Ballantine ten minutes.

The travel distance is about the same to either location. It looks like Ballantine is 0.2 miles closer to your home than Edgewood.

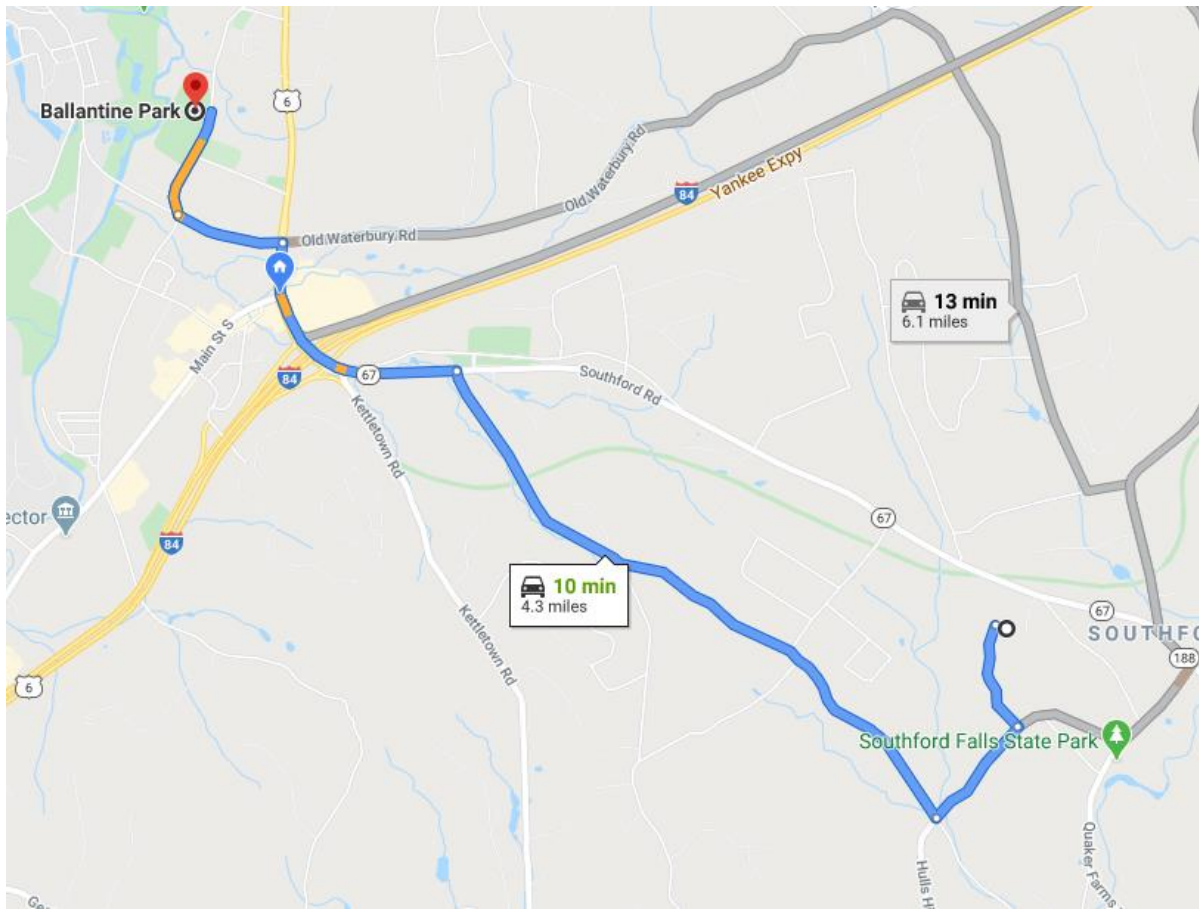
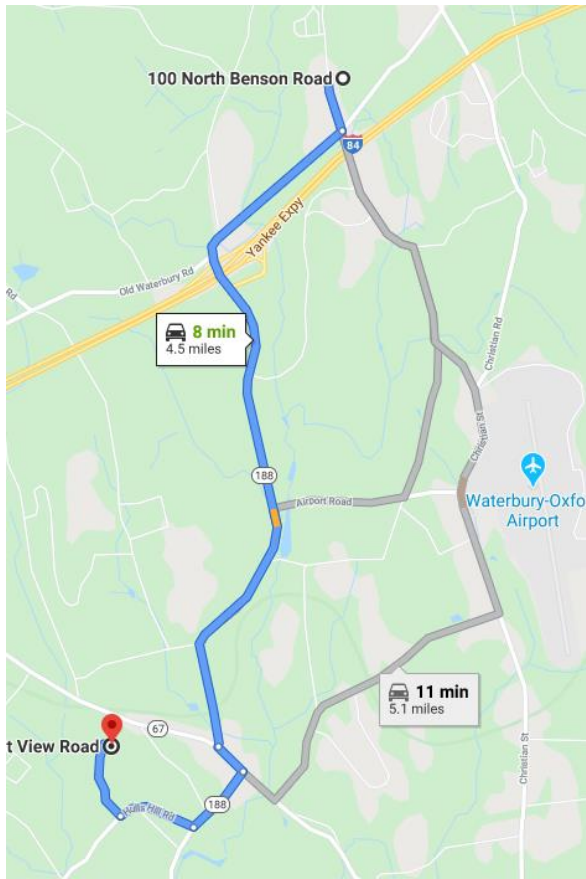
The Pool Task Force has worked very hard to estimate the costs to rebuild the Ballantine Pool. Our best guess estimate is that a new pool at Ballantine will cost about \$3.7 million. That includes the \$1.2 million required to build a new pool house. The current pool house is not ADA compliant, and has too few toilet fixtures, by code. How it got rebuilt in 2011 is a mystery to me. I guess folks were less concerned about things like that, back then.

The Edgewood facility has more than just a pool. They have a robust tennis program, which brings in a lot of revenue. That revenue helps to offset the cost of operating the pool.

It's also interesting that more Southbury families are paying for a membership at Edgewood than are paying for a membership at Ballantine, despite the cost being over three times higher.

Best Regards,

GB



	Current Ballantine	Pool Company A	Pool Company B - quote 1	Pool Company B -quote 2	Weston and Sampson - renovate	Weston and Sampson - new	Bennett Sullivan Est. to rebuild Ballantine	Edgewood
Pool Square Footage	4,590 sf	3,375 sf	4,159 sf	5,150 sf	4,500 sf	5,000 sf	5,000 sf	4,914 sf
Bath House Square Footage	1640 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	5,000 sf
Pool Cost Estimate		\$ 1,130,500	\$ 1,380,000	\$ 1,490,000			\$ 2,529,000	
Sitework		\$ 375,000	\$ 375,000	\$ 375,000			\$ 375,000	
Bath House		\$ 825,000	\$ 825,000	\$ 825,000			\$ 825,000	
Total Cost		\$ 2,330,500	\$ 2,580,000	\$ 2,690,000	\$ 2,900,625	\$4,651,641	\$ 3,729,000	\$ 2,115,000

From: George Bertram
Sent: Monday, April 6, 2020 2:21 PM
Subject: Exercise Room at Edgewood

Hiedi,

Yes, the exercise room at Edgewood is currently open year-round, and we plan to continue that option if and when the Town acquires the property. Details like membership fees are TBD. Perhaps it could be offered at no cost to town residents, or maybe there would be a small fee. Again, those details are TBD.

ID	161
First Name	Heidi
Last Name	Kossakowski
Address	50 Lake Ridge Road
Comments	Due to the outdoor exercise trail being taken down at Ewald, would the Edgewood exercise room be open all year round?

Stay Healthy!!
GB

From: George Bertram
Sent: Tuesday, April 7, 2020 7:35 PM
Subject: Response to your Pool Questions

Hi Wendy,

In response to your questions:

- The ad hoc Pool Task Force was created to evaluate and to make a recommendation on whether or not the Town should acquire the Edgewood Facility. The task force was not charged with answering questions about what should happen to the tennis courts at PHS or the pool at Ballantine.
- It is natural to question what will happen to the tennis courts and the pool. At this point, we can't definitively answer those questions.
- If we were to close the pool at Ballantine permanently, it would be shut down securely. That goes without saying. Our insurance carriers would insist on that, and the Town is quite diligent about safety.
- The pool is currently shut down for the winter. It is securely fenced, so children can't get in, and the pool is covered. That's how the Town safeguards the pool after every swimming season ends. We follow all of the applicable codes and regulations.

- Initially, after the pool was closed, we would do the same things we do now, to secure the pool for over the winter season. It's safe that way. The fencing around Ballantine is well built and will last for many years.
- However, the Pool cover will probably not last for as long as the fencing. We would have to replace the pool cover periodically. At this point, I don't know how long our pool cover would last if used for 365 days a year. I'm guessing that a pool cover would last at least five years, but I don't know. Maybe they last longer than that.
- Hopefully, sooner rather than later, we can figure out what we want to do with the Ballantine pool site. I don't think it will take long. Our Pool Task Force is recommending that another group take on the assignment of figuring out what to do with the Ballantine Pool. Or, Jeff Manville might ask our group to stay together to work on it.
- Several options have been suggested for the Ballantine pool site. We might be able to turn it into a skate park. Maybe we rebuild it as a Splash Pad for kids. Perhaps we build a new, full-blown pool on the site. Or, we just fill it in and tear down the pool house.
- Personally, I favor the Splash Pad idea. A second town pool would be great, but they are expensive to build and maintain. A Splash Pad continues the Ballantine site as a pool for small kids, at a manageable cost. If we did that, we might be able to keep the Pool House as -is, but I don't know if the state would approve, as it has serious ADA deficiencies.

As I mentioned earlier, this Task Force wasn't charged with figuring what to do with Ballantine's pool, and we've only been working together for eight weeks. We've been focused on the Edgewood questions.

The PHS tennis courts are a Region 15 problem. Region 15 will have to determine what they want to do with them. The Town government has no jurisdiction over Region 15. So, I'll defer comment, but I will endeavor to find out what they are thinking. In their current state, these courts are unplayable, and they appear to be beyond repair.

Stay Healthy!

George Bertram

ID	177
First Name	Wendy
Last Name	Monahan
Address	663 Peter Road South
Comments	What will happen to the Ballantine pool and the high school tennis courts? Will they remain a blight or will the Town spend more money to fence them off or demolish etc?

From: George Bertram

Sent: Wednesday, April 8, 2020 2:53 PM

Subject: Response to your Edgewood Comments

Hi Tim,

Thanks for your interest in this project, and thanks for taking the time to share your thoughts.

In response to your comments and questions:

- When the Committee members say the Town would be committed long term to first-class upkeep of Edgewood, do they mean the same level of care presently experienced at the town parks or over and above the same level of care?
 - The Pool Task Force has been steadfast, from the beginning, in their belief that the current standard of care for our Park & Rec Facilities is not adequate for a facility like Edgewood. After the task force was formed, one of the first things I did was tour the park facilities at Ballantine and Community House. I took the tour with Dan Colton, and we didn't like what we saw. The tennis and basketball courts at our parks were not in good condition. The basketball court at Ballantine was in particularly bad shape. Dan and I played basketball in High School and College, so we know something about this. Dan is also an excellent tennis player. He won't play on any of our Town courts. As a result of our tour, money was inserted into the proposed Town budget to resurface some of these courts.
 - As for Edgewood, the Task Force (which includes Jeff Manville and John Michaels) has committed to setting up a system whereby Edgewood would be managed by someone or some group that is independent of our Public Works and Park & Rec departments. The Task Force feels that this needs to happen if we want to keep Edgewood at its current condition. We all share your concerns about how these facilities are managed. One unintended consequence of working the Edgewood study is that it opened the eyes of the key Town leaders to the current condition of some of our recreational facilities.
 - The Town had done very well with managing roads and bridges in recent years. We need to apply those same standards to our Public parks and recreational facilities. I'm 67 years old, and I have no grandkids in the area. They all live out of state. So, I don't use the parks in Town and have no firsthand experience with them. I'm committed to seeing that we do better and will work to make that happen.
 - Note that we are currently reviewing the Edgewood facility with the Waterbury YMCA organization, but I would not commit that we'll work with them on this. It's in the early phases of discussion. The Pool Task Force was only formed eight weeks ago. Some folks seem annoyed and frustrated that we are not providing them with complete answers to every question. Most of us on the task force are volunteers. We're doing what we can.
- Does Middlebury have an interest to purchase Edgewood? Has Manville spoken to St. John?
 - Both Jeff and I have spoken to Ed St. John about the future of Edgewood, should the acquisition go forward. Ed was reluctant to commit to anything at the time because Middlebury was about to get hammered by a significant increase in their share of the Region 15 budget. That was all he could think about. He was apoplectic about the Region 15 impact on Middlebury's taxpayers. He indicated a willingness to reopen the discussion, once the current budget season has settled down. I'll leave that up to Jeff. Overall, we have a good relationship with our Middlebury, our partner in Region 15.
 - As to Ed's ability to acquire Edgewood, Middlebury's population is about 1/3 of Southbury's. They don't have the cash reserves to consider spending two million dollars on Edgewood. It's not a viable option for Middlebury. Southbury, on the other hand, has run a tight fiscal ship for many years, and we have the cash reserves to buy Edgewood and then some, without bonding or raising taxes.

Please don't hesitate to call if you have any further questions.

Regards,
GB

ID	180
First Name	Tim
Last Name	Oneil
Address	
Comments	When the Committee members say the Town would be committed long term to first-class upkeep of Edgewood, do they mean the same level of care presently experienced at the town parks or over and above the same level of care? If it's the same level of care, Edgewood should last the Town no more than 10 years. Will towns people need to bring pictures of deteriorated items for repairs to be made? That's what it took 8 years ago to get the Bennet Park grills replaced (poles sticking out of the ground for years), Community House basketball court rims to be fixed(years), the Community house park Grange Hall to be repair so it wasn't in a condemned state of repair (15 years) and Ballantine Park to have the collapsed batting cages, broken basketball rims, broken tennis court gate, rusted playscape, broken swings, seesaw and pavilion rotted siding to be repaired. Does Middlebury have an interest to purchase Edgewood? Has Manville spoken to St. John?

From: George Bertram
Sent: Wednesday, April 8, 2020 3:59 PM
Subject: Response to your Question

Hi Rob,

The Task Force has considered the option of not having a pool. The question was answered in the FAQ doc from the first presentation. I snipped a copy of that response below. A link to the entire document, on our town website, is copied below the snip. Besides the points mentioned below, another factor in our thinking is that Southbury has very active and competitive Swim Teams. Some of these kids compete at a very high level. Many in Town take great pride in the prowess of our swim teams. It would break their hearts not to have a pool.

Regards,
GB

Why does the Town need a pool? Why not close Ballantine and save money?

Some folks in Town would prefer not to have an outdoor pool. They suggest that we shutter the Ballantine Pool at the end of its life, and not spend the money to acquire Edgewood. This option would leave us without a Town Pool.

In 2018, the town of Southbury adopted its first Strategic Plan, as required by the Town Charter. The Strategic Plan identified three goals, each with two strategic pillars for the purpose of setting the priorities for town governance and responsible and sustainable town growth.

One of these goals is to improve Quality of Life in Southbury, with a corresponding strategic pillar of “Improve Cultural and Recreational Opportunities”. A 2018 community survey indicates that 73.8% of residents *place a high value on the recreational and cultural opportunities in Southbury and believe that Southbury should continue to invest in them.*

Maintaining a public swimming pool would clearly be a priority based on the goals laid out in the Town’s Strategic Plan. Additionally:

- Having a pool was and is a source of pride for the Town, and separates us from neighboring towns that don’t have a public pool.
- Learning to swim is an essential skill that prevents drownings. Having a first-rate Town pool with active programs facilitates this learning.
- Having a Town pool helps keep Southbury desirable for young families.

Edgewood FAQ — 5

[https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Edgewood Purchase Option FAQ 3 31.pdf](https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Edgewood_Purchase_Option_FAQ_3_31.pdf)

ID	175
First Name	Robert
Last Name	Milkes
Address	92A
Comments	Why has the question of not having an adult swimming pool not been addressed. It is only used by approx. 1000 people of the 20000 residents. Why not vote on whether the residents feel an adult swimming pool is necessary at this troubled time. Why not just keep the kiddie pool and perhaps had some splash features?

From: George Bertram
Sent: Thursday, April 9, 2020 2:54 PM
Subject: Edgewood vs. Ballantine

Kim,

I copied the text shown below from an email exchange that I had with Hugh Sullivan a couple of days ago. Hugh's comments are in red.

We know, based on income tax filings, assuming that they are honest, that the Jones' spent \$5.3 million to build Edgewood.

I asked Suzie Jones about that, and she said it was the right number. Nobody who has seen the Edgewood facility with knowledge of construction costs doubts the \$5.3 million figure. Some thought it should be higher.

I asked Hugh to estimate what it would cost to build Edgewood in today's dollars, and he came up with a cost of between 6 and 6.25 million dollars.

Note that the 6-6.25 million rebuild estimate does not include the cost of the interior furnishing, exercise equipment, pool deck furniture, umbrellas, and ancillary sports equipment that we will get if we buy Edgewood. I'm guessing that there is at least \$200,000 worth of extras that are included in the purchase price of 2 million.

We all know that Edgewood is outside of Southbury, which is not ideal. However, if we were to build it somewhere in town, assuming we could find a suitable piece of land.

Anyway, based on the value, it would be fiscally irresponsible for the Pool Task Force to recommend building just a pool at Ballantine when we could buy a sports complex that includes an equivalent pool for only \$2 million.

Also, keep in mind that our drive time analysis shows that the average drive time for a Southbury resident will only increase by less than two minutes when comparing Ballantine to Edgewood.

When you look at all the facts and separate them from the emotions involved, it would be fiscally irresponsible for the Pool Task Force to recommend a rebuild of Ballantine over the purchase of Edgewood.

Of course, one could say let's not have any pool. If reducing costs is your only goal, that's the right call. However, there are many in our community that would be heartbroken if they lost easy access to a summer pool.

FYI
GB

FYI – Dan said that the Edgewood tax returns state the cost to build Edgewood at 5.3 million dollars.

- *We were always under the impression that it was approximately \$5 million.*

That was back in 2008.

I asked Suzie if that was the right number, and she agreed.

She also said that she doesn't mind if we use that number in public.

What would it cost in today's dollars?

I'm guessing that it would cost 50% more.

Hugh, do you concur?

- *It's our opinion that the entire project with land purchase, professional design fees, land use attorney fees for approvals, building, building fit-up with interiors, exercise equipment, pool and operating equipment, splash pool, beach volleyball court, pool accessories, and furniture,*

pool decking, tennis courts, paddle tennis courts, basketball court and all of the necessary site improvements per the land use approvals if constructed in 2020, could range from \$6,000,000.00 to \$6,250,000.00 or approximately 20% to 25% more than ten years ago.

This cost-to-build is a selling point for Edgewood at \$2,000,000.

- Includes the land, all site improvements, for a sports complex.

From: George Bertram
Sent: Friday, April 10, 2020 4:14 PM
Cc: Dan Colton - Finance Director
Subject: Response to your question ID 184

Kim,

Since we have the actuals for Edgewood's operational costs and expenses, we don't need to estimate them. Edgewood has provided that information, as well as their tax returns, so we don't need to spend money to hire consultants to figure that stuff out.

Also, since the Town has been running Ballantine for decades, we have a reasonably good idea about what it costs to operate an outdoor pool during the summer months. As for projecting the future costs, I'm confident that Dan, John Michaels, and Tom Connor can figure that out with reasonable accuracy.

Beyond that, we have been working with the Greater Waterbury YMCA to discuss the possibility that they might manage the Edgewood operation. The YMCA is currently reviewing Dan's numbers, and I'm expecting a response from them in the way of a proposal within a month, maybe sooner. They may decline the opportunity, for whatever reason. However, the fact that they have engaged a lot of the management folks in this discussion for so long shows a high level of interest.

As for the towel service, I can say with some certainty that we would not be offering towels. You can rest your mind at ease on that one.

GB

ID	184
First Name	K
Last Name	McNeill
Address	Georges Hill Rd
Comments	Has the task force consulted with any qualified management consultants to review their estimates of the costs to run Edgewood? If so, how many were contacted? What were their qualifications? What were their estimates? How did they compare to the assumptions of the financials? What were the rationales? If not, why not? If not, will the task force consult with a management company to get estimates to run Edgewood with expected expenditures over the next 5 and 10 years and compare them and them to the financials where they are different and report recommendations that the task force feels aren't important or shouldn't be

counted as an expense?

Will Southbury continue the towel service?

From: George Bertram

Sent: Tuesday, April 14, 2020 3:01 PM

Subject: Dodging Questions?

Hello Mr. Cohan,

Our task force was not intentionally dodging your question. It may be that we didn't understand your question, or Tom opted only to ask one issue that you raised. It came in at the last minute, as I recall.

Our group has been deluged with questions, but we will make an effort to answer most of them. It won't be possible to answer every one, as some folks asked multiple questions. One individual submitted about 35 comments but had multiple questions embedded into each comment. I suspect that their motive was to clog the system, and not look for answers, as their mind was made up.

As for having a referendum, that was the plan from the beginning. However, the Governor has issued an executive order barring municipalities from holding referendums. Perhaps the Governor will lift that order at some point after May 20th. Your guess is as good as mine.

If we can establish a legal referendum date, we need at least three weeks to send out absentee ballots. The purchase option for Edgewood expires on July 31st, and we need at least a week to put the paperwork together if the voters decide to buy the facility. That means that the latest date we can hold a referendum is about July 20th. So, we'd need to know by late June if it will be possible to hold a referendum or not.

In regards to the operating forecasts, the financial core of this Task Force spent considerable time in estimating likely membership numbers. There is always uncertainty in any forecast. However, we believe that our forecast is conservative and that membership numbers will likely be higher than projected, especially as we plan to reduce the membership fees significantly. If you have any suggestions about how to improve and refine the forecasts, I'm all ears.

Edgewood currently has members from many towns in the area. Their revenue stream relies on people who don't live in Southbury. I don't understand why that's an issue. We assume that many, if not most of these out-of-towners, will continue their membership status, especially if we drop the rates for them. In reality, it may take us a year or two of operation to figure out what rate structures to use, and what our membership numbers will be, from Town to Town. As for insurance costs, my understanding is that Edgewood operations would be covered under our existing policy through CIRMA, at no additional expense. The Town currently operates many parks, playgrounds, and a swimming pool under our insurance. I wouldn't have your experience with risk management, apologies if we provided a naïve and uninformed answer. I'd appreciate clarification as to why our answer wasn't appropriate.

Southbury has run a tight fiscal ship for many decades. I don't believe that we've had a budget deficit at any point for the last 45 years, and maybe longer. Our Town budget this year will be lower than last year, and our spending for last year was about flat with the year before. I'm excluding Region 15 from this conversation, as the Town has no control over their operations or their budgets.

Southbury's debt service is about \$180,000 per year, on a little over \$3,000,000 in total debt. Newtown, by contrast, pays about \$9,500,000 in debt service per year. I don't know their total debt off the top of my head, but it is in the 50 million range. A lot of that debt is because they acquired Fairfield Hills. I'm a bit surprised when folks question our fiscal bona fides, but I guess it comes with the territory.

Thanks for your interest in our project.

Stay Healthy,
GB

ID	216
First Name	harry
Last Name	cohan
Address	34 Turrill brook drive
Comments	tonight reinforced my belief that it would be inappropriate to proceed without a "give & take" town meeting and referendum. My question about the financial viability of the operating plan was mis characterized as an insurance question. even on that level, the insurance aspect was not competently addressed . I spent 25 years as a risk manager for Fortune 25 companies working in Treasury function and know that the response provided was naive and uninformed. What bothered me more was the dodging of the question that the viability of this project rests on questionable modeling and reliance on income streams from non-residents. It would be a disservice to the town to use the Covid-19 crisis as an excuse to proceed without genuine dialogue and decision input from the citizens of our town

From: George Bertram
Sent: Tuesday, April 14, 2020 8:39 PM
Subject: No Towel Service

No, the Town will not continue the towel service. The current owners of Edgewood are recommending that we drop the towels because too many go missing.

GB

ID	184 – answered by email - GB
First Name	K
Last Name	McNeill
Address	Georges Hill Rd
Comments	<p>Has the task force consulted with any qualified management consultants to review their estimates of the costs to run Edgewood? If so, how many were contacted? What were their qualifications? What were their estimates? How did they compare to the assumptions of the financials? What were the rationales? If not, why not? If not, will the task force consult with a management company to get estimates to run Edgewood with expected expenditures over the next 5 and 10 years and compare them and them to the financials where they are different and report recommendations that the task force feels aren't important or shouldn't be counted as an expense?</p> <p>Will Southbury continue the towel service?</p>

From: George Bertram
Sent: Tuesday, April 14, 2020 8:48 PM
Subject: Comparison of Edgewood vs. Ballantine

Hi Patricia,

I hope that this answers your question.

GB

ID	190
First Name	Trish
Last Name	Brink
Address	20-C Heritage Crest Dr.
Comments	would love to see a side-by-side comparison of existing pool & amenities next to proposed bath & tennis

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$3,700,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

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From: George Bertram

Sent: Wednesday, April 15, 2020 9:47 AM

Subject: Response to your questions

Ms. Scoville,

The plan is to run Edgewood similarly to how Edgewood is currently operated. I guess you could say that it's more like a club than a park. However, day passes would be available. It would be similar to how the Ballantine Pool currently operates, with the addition of the Tennis option.

Families or individuals could purchase memberships. There would also be a day pass option, which I don't believe is currently offered by Edgewood. Tennis and Pool memberships could be sold separately.

Rates for Southbury residents would be lower than rates for people who live in other Towns. That could change if other towns join us in this venture to make it a "regional" facility. Note that even if other Towns were to get involved, Southbury would retain ownership of the Edgewood facility and the land. If we were to sell it down the road, that would be a Southbury decision, and all proceeds would come back to us.

I would prefer to keep the Silver Sneakers option, which Edgewood offers presently. That decision will be deferred until later, assuming that we do acquire Edgewood at some point.

The current Task Force is charged with making a recommendation about whether or not to purchase Edgewood. The details of the membership fees will be determined after we decide to buy it or not.

The question of alcoholic beverages has not been settled. Edgewood currently offers alcohol at the snack bar. I'm not sure how that plays out if the Town runs the operation. That question will likely be decided by the BoS, or by an oversight committee appointed by the BoS.

Edgewood LLC will have no part in operating the facility if the Town takes ownership. However, it's the Town could hire some of the current Edgewood staff in ongoing operations.

All revenues from Edgewood, if acquired by the Town, would go to the Town, under the current proposal.

Regards,

GB

ID	210
First Name	Bernice
Last Name	Scoville
Address	84 Hollow Swamp Road
Comments	Is Edgewood going to run as a club or park? If residents don't purchase a pool pass, will they have to pay to use the courts? Are you going to keep the Silver Sneakers program? Will alcoholic beverages continue to be sold there? Is the Edgewood LLC continue to run this facility for the Town? If the Town purchases the property, what percentage of the annual fees collected will the Town receive?

From: George Bertram

Sent: Wednesday, April 15, 2020 10:57 AM

Subject: Response to your comment

Mr. Mable,

As for Edgewood, I'm looking at it for the long term. It is our responsibility, as Town leaders, to maintain a long-term vision for the Town and not let a short term crisis fog the big picture. The COVID crisis is terrible, but we will recover. As a nation, we always overcome adversity. Nothing keeps us down for long.

Our seniors, me included, have survived through many national crises. We've seen the Cuban Missile Crisis, the Cold War, the Vietnam War, assassinations of JFK, RFK, and MLK, race riots, oil embargoes, any number of stock market crashes, 9-11, wars in Iraq and Afghanistan, the Great Recession, a president who resigned, and a couple of Impeachments.

Our nation has also survived through the Depression and two World Wars. We landed men on the moon! Our country has emerged from each disaster stronger than before. We've built the greatest economy in the history of the world. We are an engine of innovation and economic growth like the world has never seen. We are a nation of optimists.

As a nation, we will recover from the COVID-19 crisis and be back on our feet, sooner rather than later. That's who we are, and it's what we do. We are fighters and don't back down from any challenge. My faith in the future of this great nation is unwavering. Our country isn't perfect; we are a work in progress, but we always move forward.

By the way, I would encourage you to review the Edgewood related material on the Town website, through the link copied below. Edgewood is a two million dollar solution to a four million dollar problem. If we don't acquire Edgewood, we probably won't have a town pool in a couple of years. That would be a tragedy for many of our residents.

<https://www.southbury-ct.org/edgewood>

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Stay Healthy!

GB

From: George Bertram

Sent: Wednesday, April 15, 2020 12:12 PM

Subject: Response to your questions and comments

Ms. Zommer,

The BoS is committed to holding a referendum, if possible. The cutoff date for making that decision is about June 20th. If the Governor lifts the ban on referendums before then, the Town will schedule one for late July. We need about three weeks to send out the absentee

ballots. We can't just call a referendum and hold it quickly. We need at least three weeks. Since the option expires on July 31st, and if we can't hold a referendum, the BoS will vote to decide this question sometime in July. The BoS is united on the desire for a referendum. However, unless the Governor allows one, our hands are tied.

Note that the current owners would operate Edgewood for the 2020 swimming season. Southbury, if the acquisition is approved, would not acquire the Sports Complex until October or November of 2020, in time for the 2021 swimming season.

Members of the Task Force have questioned Susie Jones about the bathroom issues mentioned in your comment. Susie says that they were a temporary problem with a couple of different causal factors, and both have been rectified. She says that they were not a severe problem. As you were a member in good standing for six years, how bad could these issues have been?

As for the crowding on the decks, Susie didn't think it was a problem. However, your comment is duly noted. It may be an issue that we deal with later if the acquisition goes through.

I asked Susie about the diaper issue. She says it happens about three times a year. When it happens, the pool has to be cleared out and shocked. According to Susie, this problem isn't isolated to Edgewood. It occurs in all public pools, from time to time, and is not a reason to walk away from this opportunity, in the opinion of the Task Force.

I spoke with Charlie Rosa about the kiddie pool at Ballantine, and he says that it hardly gets used. I assume that he's correct, but I was surprised to hear that. I'm not a pool person, so I'm learning as I go on this. Perhaps the basic kiddie pool, one without trendy Splash Pad gizmos, has become unpopular.

As for expansion options, I've spoken extensively on this topic with Hugh Sullivan. Hugh was the architect and chief designer on the Edgewood project, so he's very familiar with the site. He says that there is more than sufficient space to build a 5,000 square foot addition to the existing Pool House, in the area between the Pool House and the road. A 5,000 square foot space is enough to build an indoor basketball gymnasium with a running track or to build a large indoor pool. Another option is to create a new structure on two couple of the existing Tennis Courts, but that wouldn't be popular with the players. Wetland mitigation is a possibility, despite what one person on social media is saying. That's probably the last option one would consider, anyway.

Another option for expansion and I would appreciate if you would keep this confidential, is on the adjoining lot to the South of Edgewood. It's a little over six acres. As a separate lot, you could build a 22,000 square foot building on it, without infringing on any of the setbacks lines. However, if that lot were purchased, and joined to Edgewood's lot, the longest setback line on the site would be eliminated, and one could build a 40,000 or maybe even a 50,000 square foot building. Indeed, that's big enough for any Community Center one could imagine for our region. This discussion is way beyond the scope of the Task Force, and this information on the adjoining lot has not been shared with the Task Force. It's information that I have, based on experts, and I share it as personal commentary. These are not the official views of the Task Force nor the Town.

As for Middlebury, we have had discussions with Ed St. John. He is reluctant to commit to anything right now, as Region 15's latest budget increased his tax burden. However, Jeff remains optimistic that a deal can be struck in the future. Woodbury is another possible partner.

Thanks for these comments and observations. The Task Force appreciates your interest, and we take your feedback seriously, based on your experience as an Edgewood member and a former member of the Town's Planning Commission.

Stay Healthy,

ID	9 – lots of questions
First Name	MICHELE
Last Name	ZOMMER
Address	242 WHITE BIRCH DRIVE
Comments	<p>To members of the “task force:” My family and I belonged to Edgewood for six summers and I have much information to share about the facility and your effort to push through purchasing a recreational facility outside town borders in the middle of a global health pandemic.</p> <p>The State of Connecticut extended all deadlines and so from today, the town has a full 90 days in which to complete the budget. That affords us the time and ability to honor democratic norms by giving the public a full opportunity to be heard, particularly on this very controversial plan. I would be interested to understand why the Manville administration is in such a hurry to rush the review, particularly while we are all confined in quarantine at home unable to participate. This is contrary to the interests of a small town like ours. We claim to be run by volunteers and therefore the opinions of our citizens should matter – dearly.</p> <p>A second serious concern about rushing this purchase: it’s advisable for the Finance Committee to revisit all revenue calculations for 2020/2021, based on the worldwide financial collapse in motion. We live in a different world than we did eight weeks ago. Should Southbury experience a loss of revenue from the state for school funding, or from taxes due to business failures and mortgage foreclosures we would be unable to sustain operations.</p> <p>And third, we need to revisit the whole notion of buying a pool at a time when it’s entirely possible there will be no public swimming season in 2020 due to Coronavirus distancing rules.</p> <p>Regarding the facility and property: There are space problems at Edgewood’s main attraction, its pool. There is little room to move around at the pool because the cement wrap-around deck is rather small. There’s a bottleneck problem at the pool entrance. The bathrooms have serious ventilation problems. They are small and underground, with no windows. The club was running machines 24 hours a day to try to control odor and environmental problems there. The club owner once said she regretted the bathroom design.</p> <p>A majority of Southbury residents is known to prefer a year-round community center. I’ve heard the owner and task force members casually mention that there’s “plenty of room” for expansion at Edgewood. Is there room? There is barely enough space for cars, especially on busy holidays, and the facility appears surrounded by wetlands. And why would we build in Middlebury, unless Middlebury wanted to make this a joint endeavor?</p>

While the wade-in splash park concept is attractive to children, without a separate kitty pool leaky diapers will occasionally force the shut-down of the entire facility.

Conclusion: I vote no action on acquiring this out-of-town facility, or even improving our own pool facility at Ballantine until we can reliably determine what our town's financial future looks like. It directly opposes our Democratic principles and basic standards of fair play to purchase Edgewood without a public referendum.

Submitted April 1, 2020

By Michele A. Zommer

242 White Birch Drive

Southbury, CT

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From: George Bertram

Sent: Wednesday, April 15, 2020 12:40 PM

Subject: RE: Response to your comment

Hi James,

Thanks for your kind words.

As for the police coverage, it's handled by the Middlebury PD, as the facility is entirely within the Town of Middlebury. Susie Jones, the owner of Edgewood, tells us that they have not had any significant vandalism issues on the facility, and its been up and running for ten years. She says that their proximity to Longmeadow Elementary School, which is literally across the street, is one reason. The police like to keep an eye on the school, so they patrol there quite often. She also said that the local PD cars frequently park in her parking lot at night. I guess it's an excellent spot to hang out on quiet evenings, and Middlebury isn't a hotspot for police activity.

I'll get back to you on the closing costs. Our finance team gave me that number, and I didn't see any breakdown. I'll ask the question and get back.

Stay Healthy!

GB

From: James Mable

Sent: Wednesday, April 15, 2020 12:27 PM

To: George Bertram; James Mable

Subject: Re: Response to your comment

George, Thank You for your response, well thought out and explained!!!

Another 2 questions (if I may)...

1. As far as security...Will Southbury Police be able to monitor the premises??? or only Middlebury Police??? The pool, etc, would be an attraction after hours...(we were all young at one time)
2. Closing Costs of \$40,000...Understand attorney cost, etc, but seems somewhat high, maybe being a commercial property, or perhaps to pay a buyers agent fee???

Thanks for your well written response...

My Best!!!

Jim Mable

On Wednesday, April 15, 2020, 10:57:27 AM EDT, George Bertram wrote:

Mr. Mable,

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Stay Healthy!

GB

From: George Bertram
Sent: Wednesday, April 15, 2020 2:20 PM
Subject: Response to your questions

Dear Ms. Somers,

1. I'll get back to you. There may not be a simple answer.
2. Charlie Rosa, our Parks and Rec Commission Chair, has assured the Task Force that the hiring of Life Guards for the extended Edgewood season will not be a problem. Also, please consider that Edgewood has been able to employ a sufficient number of Life Guards for their ten years of operation; whatever hiring scheme they used should also work for us. The Task Force does not anticipate that hiring Life Guards will be an issue.
3. I'll have to get back to you with the specific costs of Edgewood grounds maintenance. Whatever it is, it has been factored into our tentative Edgewood budget. As for Ballantine maintenance, the Town will continue to maintain Ballantine as it currently does. Even if the Pool is closed, the Town will still maintain grounds around the

Pool, and the rest of the Park. Ballantine is a 25-acre space, with lots of play spaces beyond the Pool, which occupies only a small area compared to the entire Park.

4. Ballantine Park was given to the Town back in 1948, by the Ballantine family. The deed restricts the Town to only using that space for recreational activity. As such, Ballantine Park will always remain as a Park. We can add things like swimming pools, skate parks, splash pads, teen recreational centers, pickleball courts, tennis courts, and sports fields, as long as the space remains dedicated to recreational activity. There has been much discussion about what to do with the Pool area if it is closed. That recommendation is beyond the scope of this Task Force. However, this Task Force will recommend that the Town form a new ad hoc Task Force specifically to review the options and make a recommendation as to what we should do with the Ballantine Pool area when it shuts down. The Ballantine Pool will be dealt with and not become a derelict structure and an eyesore.
5. If the Town buys Edgewood, we are not obligated to extend memberships to current members. Edgewood will continue to operate under the current owners throughout the 2020 summer season. If we do acquire Edgewood, the Town would not take ownership until October or November of 2020 and would operate it through the 2021 season. If the Town acquires Edgewood, it's a total restart on membership and fees.

Stay Healthy,

GB

ID	10 – lots of questions
First Name	Cathy
Last Name	Somers
Address	148 Georges Hill Road
Comments	<p>1. what is the permitted capacity of the Pool and the recreational center at any given time?</p> <p>2. It was stated that the 'season' for the Pool to be open would be longer than the current Ballentine pool since it is heated, opening earlier in the year and closing later in the year. Since typically the lifeguards are young adults with summer jobs, how would we address the need for lifeguards before the school year has ended and after school as resumed, and at what cost?</p> <p>3. What were the numbers for maintaining the grounds at Edgewood (lawn mowing, snow plowing, janitorial service for the building) while still maintaining what needs to be maintained at Ballentine park (lawn mowing, electricity, janitorial service for the bathrooms if someone uses the facility for a picnic, etc.)?</p> <p>4. What is the future planning for Ballentine Park, even if it is minus the Pool?</p> <p>5. Since the current owners are already accepting memberships for this summer, are we obligated to honor those if we purchase this?</p>

From: George Bertram

Sent: Wednesday, April 15, 2020 3:43 PM

Subject: Thank You for Your Comment

Hi Michelle,
Thank you for your comments. The members of the ad hoc Pool Task Force all feel that acquiring Edgewood is the fiscally responsible way to keep our successful swimming programs moving forward.

**Stay Healthy,
GB**

ID	185
First Name	Michelle
Last Name	Rutledge
Address	1366 Kettletown Rd
Comments	<p>I fully support the Purchase of Edgewood to continue to build our swim program. We have a very successful program that needs to be expanded.</p> <p>My daughter has been an active member of the Panther Aquatic Swim Team since she was in second grade. She also participated in the summer Sharks program at Ballentine and has loved it. She is now in high school and swims for the swim team as well as Panther Aquatic Club. There are so many children who want to participate in the program but are often turned away because of lack of pool space. I know that purchasing Edgewood may not solve this problem, but it may allow a more robust program in the summer as well as offer the ability for our high school teams to train.</p> <p>I also think it would be beneficial for other teams such as the Tennis team. Swimming is the only sport my daughter does, and she loves it. I am fully in support of anything more we can do to expand our program.</p> <p>Thank you for your time.</p> <p>Michelle Rutledge</p>

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$3,700,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

- Edgewood's Pool Area is 4,914 square feet – Ballantine's Pool Area is 4,604 square feet
- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine
- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season
- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
- A 5,312 square foot, ADA compliant Pool House – the Pool House at Ballantine is 1,640 square feet and is not ADA complaint
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- A full commercial kitchen to support a snack bar
- Six USTA grade Tennis Courts – these courts are also used for Pickleball
- Two heated Paddle Tennis Courts
- A full-sized, outdoor Basketball Court
- A large Playscape for kids
- A beach volleyball court
- Extensive Lighting for night time activities
- Edgewood has 159 Parking Spaces – Ballantine Pool has 62 Parking Spaces, with limited room for expansion
- Full ADA compliance throughout the facility

Some cost information to consider:

- Ballantine pool will cost about \$3,700,00 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>

The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st, April 6th, and April 13th informational meetings. <https://www.southbury-ct.org/edgewood>

From: George Bertram

Sent: Wednesday, April 15, 2020 3:55 PM

Subject: Thank you for submitting a comment

Hello Mr. Feeney,

Thank you for submitting a comment.

As you probably know, the Task Force will recommend that the Town proceeds with the purchase of Edgewood's Sports Complex.

The final decision is up to the BoF and the BoS unless it can go to a town-wide referendum. That's up to the Governor.

As an FYI, I attached a note of the key facts regarding this decision.

Stay Healthy!

GB

ID	8
First Name	Rick
Last Name	Feeney
Address	83 old poverty road
Comments	This seems like a well thought out solution and I support this decision. The town needs a pool for the cited reasons and the location is a practical one. Buying this property for the town is an opportunity that should not be allowed to pass. I congratulate the team for a careful and well thought out presentation and proposal.

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$3,700,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

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From: George Bertram

Sent: Wednesday, April 15, 2020 5:41 PM

Subject: In response to your questions

Dear Ms. Stewart,

What was done to understand the will of the Southbury Community? We have municipal elections every two years to elect those individuals who will represent the people, until the next

election. Per our Town Charter, significant financial commitments like the purchase of Edgewood, are required to go to a Town Meeting or a Referendum. The Edgewood decision was headed to a referendum until an Executive Order from Governor Lamont (another elected official) barred all municipalities in the State of CT from holding referendums and Town Meetings. You may want to ask our Governor how he determined the will of the people when he signed that particular order. He certainly didn't ask for my opinion. I'm not saying that our Governor made a bad call on this, I don't think he had any choice but to impose these restrictions.

Why is Edgewood the only proposal? Edgewood was not the single proposal considered, by any means. Since June of 2019, and even earlier, the Town has been seeking ways to fix the Ballantine pool. Ballantine's Pool is fifty years old. It's at the end of its life. It's like with automobiles; even the good models can run for only so many miles before you have to buy a new one. To replace Ballantine, we had five estimates, but they were conflicting. So, we brought Bennet Sullivan Associates into the discussion to act as an arbiter. They concluded that a fair price to rebuild the Ballantine Pool and Pool House, with ADA compliance, would be \$3,729,000. That's higher than what the residential pool companies estimated but lower than what Weston and Sampson projected. After some deliberation, the Task Force decided to accept the expert opinion of Hugh Sullivan (Bennet Sullivan Assoc.) and presented that cost as our best guess estimate. As verification, we recently asked another specialist, Pool design and construction company, for their assessment of a new Ballantine Pool, which is expected by the end of this week.

Summary of Estimates

	Current Ballantine	COMPANY A	COMPANY B	COMPANY B 2nd Estimate	COMPANY C Renovation	COMPANY C Reconstruction	Bennett Sullivan Estimate	Edgewood
Pool Square Footage	4,590 sf	3,375 sf	4,159 sf	5,150 sf	4,500 sf	5,000 sf	5,000 sf	4,914 sf
Bath House Square Footage	1640 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	3000 sf	5,000 sf
Pool Cost Estimate		\$1,130,500	\$1,380,000	\$1,490,000			\$2,529,000	
Sitework		\$375,000	\$375,000	\$375,000			\$375,000	
Bath House		\$825,000	\$825,000	\$825,000			\$825,000	
Total Cost		\$2,330,500	\$2,580,000	\$2,690,000	\$2,900,625	\$4,651,641	\$3,729,000	\$2,115,000



From my understanding, people do not want to pay taxes to another Municipality. Of course, Southburians would rather not pay taxes to Middlebury. The Task Force understands that. However, as fiscal conservatives, we can't judge the Edgewood opportunity by only considering one line item on the expense ledger. The Task Force has to consider the total net financial outlook for this potential transaction. We have three of the Town's top finance people involved with this project, Dan Colton (Finance Director), John Michaels (Chair of the Board of Finance), and Tom Connor (Vice-Chair of the Board of Finance). We also have the financial records for Edgewood and Ballantine. These finance folks all studied the numbers and came to the conclusion that Ballantine loses about \$90,000 per year, and Edgewood would likely run at a

profit or at least break even. All that while still paying taxes to Middlebury. Dropping this opportunity because of Middlebury taxes is not prudent financially. Sound financial decision making requires us to look at the total cost, and not just one line item. Another factor to consider is that over 70% of Middlebury's tax receipts go directly to Region 15. The bulk of the payment does not go to Middlebury; it goes to support our regional school system. In the future, we are hoping that Middlebury will partner with us on Edgewood so that their residents will be able to become members at the same rate as Southburians. Perhaps they will be compelled to drop the tax bill. We shall see.

This community has good feelings about Ballentine Pool. Why would the Town want to abandon a property it owns? The Town is not planning to abandon Ballantine's Pool. This Task Force will recommend that another ad hoc Task Force be created to determine what to do with the Pool area at Ballantine once it is shut down. Many options are possible: skate park, splash pad for kids, teen center, another full-size pool, a smaller lap pool, or some other recreational option that would benefit our residents. All good feelings aside, it's impossible for the Task Force, which is composed of rational people, to ignore the Edgewood option. Edgewood offers so many more amenities for so much less money. Hugh Sullivan estimates that it would cost between \$6,000,000 and \$6,250,000 to rebuild Edgewood today. Yes, I know it's in Middlebury, but our drive time analysis shows that the average Southbury resident would experience a travel time increase of fewer than two minutes.

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.*

ID	17
First Name	Tricia
Last Name	Stewart
Address	894 Peter Rd South
Comments	What was done to understand the will of the Southbury Community? Why is Edgewood the only proposal? From my understanding, people do not want to pay taxes to another Municipality. This community has good feelings about Ballentine Pool. Why would the Town want to abandon a property it owns?

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the Pool at Ballantine has been estimated at \$3,700,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

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Stay Healthy! GB

From: George Bertram
Sent: Friday, April 17, 2020 11:47 AM
Subject: Response to your comment

Mr. Durante,

Our task force shares your concern and agrees that we need to support and expand our youth programs.

I've attached the final report from the Edgewood Task Force for reference.

Thanks for taking the time to comment. Volunteers like you are what make Southbury a special place!

Stay Healthy!
George Bertram

ID	181
First Name	Frank
Last Name	Durante
Address	56 Midway Drive
Comments	Hi, my name is Frank Durante, and I am the President of Pomperaug Youth Softball. I have read comments in a Voices Letter to the Editor, which suggested to just build the pool over space that the softball fields occupy. I realize that there

are many viewpoints to consider, and you receive an onslaught of suggestions. The softball fields at Ballantine Park are vital to the existence of our program. These are the only fields where we have full use. Ballantine Park to softball is the same as Ewald to baseball. All of our equipment is located at the site (shed, batting cages), and it is the place our program calls home to teach the girls of our community the game of softball. I would hope that a letter to the Editor in our local paper isn't enough to be entertained as a feasible idea.

I thank you for all the work you are doing. I know it isn't easy, but I wanted my program's voice to be heard.

Thank you,
Frank Durante

From: George Bertram

Sent: Saturday, April 18, 2020 12:16 PM

Subject: FW: New submission for form: Edgewood Comments (ID #225)

Mr. Milkes,

On Monday, we will post all of the comments and questions received up to that day, on a document that will be posted to the Town website, in the Edgewood document dump. You can see for yourself, and make your determination as to what the responses mean. Tom Connor (D), the Vice-Chair of the Board of Finance, was the one who did the actual tally. I think his count was reasonably accurate, but I may check it at some point.

**Stay Healthy,
GB**

ID	225
First Name	Robert
Last Name	Milkes
Address	92A Heritage Village
Comments	Who made the determination as to whether a person was for, against or undecided in responding to the questionnaire? I hope there were people there from all sides, not just one side when that decision was made. I do not recall a specific question, yes or know. Am I wrong?

From: George Bertram

Sent: Saturday, April 18, 2020 2:07 PM

Subject: Response to your question

Dear Ms. Keuhn,

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

The third snip is taken from slide 5 from our April 13th presentation.

Stay Healthy!

GB

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



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**



EDGEWOOD — 5

ID	2
First Name	Mimi
Last Name	Kuehn
Address	282 Perkins Rd
Comments	Hi, - Will the meeting agenda cover the next steps/future plans for the existing pool at Ballantine?

From: George Bertram

Sent: Saturday, April 18, 2020 2:55 PM

Subject: Response to your question

Dear Mr. Hartman,

The fact that Edgewood is located in Middlebury, albeit only about half a mile over the town line, was a concern from day one. The Task Force spent a lot of time analyzing the distance and location issue.

In regards to Middlebury residents, under the current plan, they would be able to join Edgewood but only at the Out-of-Southbury membership fee. We would have a lower-priced fee structure for Southbury residents. Residents from other towns can join but at a higher price.

As for the distance question, we performed a drive time test and found that for the average Southbury resident, the difference in drive time between Ballantine and Edgewood is under two minutes. We also considered the fact that Edgewood is directly across the street from Longmeadow Elementary school and only ½ mile from Pomperaug High School. It's already an area that Southbury residents travel to frequently. Routes 84 and 188 allow for a smoother drive.

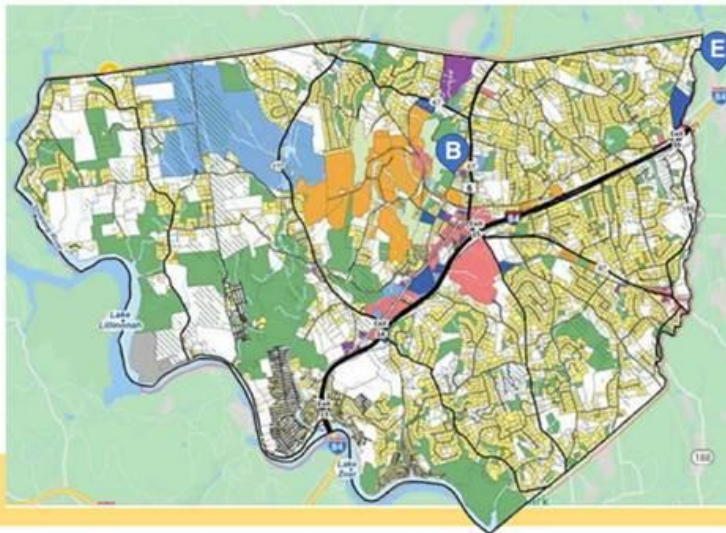
The location within walking distance from Longmeadow is a benefit to the Summer camp program, which is based at Longmeadow. Currently, the kids are bussed from Longmeadow to the pool at Ballantine, every day. With the pool at Edgewood, there is no need for a bus.

The location in Middlebury is a negative, but the many plusses of Edgewood outweigh that negative, in the judgment of the Task Force.

Stay Healthy!

GB

Why Purchase Property in Middlebury?



Southbury has 4,996 single family homes

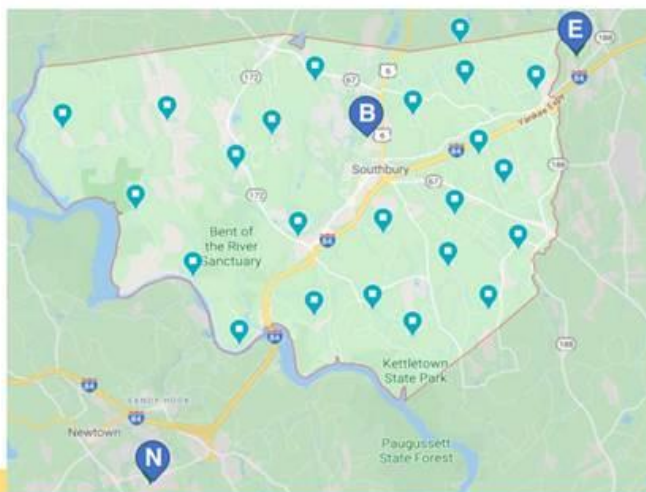
Approximately 65% of those residences are East of Main Street North / Route 6.

EDGEWOOD — 25

NEW 4/6



Why Purchase Property in Middlebury?



When the map is redistributed to the most populated areas, the drive time difference from Ballantine to Edgewood is under two minutes (1:58).

Newtown Community Center is a 4:35 longer drive on average.

EDGEWOOD — 26

NEW 4/6



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.



EDGEWOOD — 18

ID	1
First Name	James
Last Name	Hartman
Address	691 Georges Hill Rd
Comments	Does the town Selectmen have any concerns with the proposed facility being so far outside of Southbury town proper center? Would this facility be open to Middlebury residents also?

From: George Bertram
Sent: Saturday, April 18, 2020 4:41 PM
Subject: RE: Dodging Questions?

Harry,

I'm not an insurance expert, but I know that our Town liability insurance is through a pool, with most of the other towns in CT, under the CIRMA umbrella. The risks and liabilities are spread out over a broad base. We've had many parks and a town pool under CIRMA, for decades, and our rates are stable. Our insurance carrier has informed us that our rates will not change if we took on Edgewood.

As for not being in Southbury, we currently send our kids to schools in Middlebury. We are already regionalized with Middlebury. Region 15 takes about 70% of our local tax dollars. There are currently more Southbury families paying for memberships at Edgewood than with memberships at Ballantine. We also did the drive time test, and the average Southbury resident will see less than a two-minute difference between the two locations.

I'm not going to try to answer your questions on the financial spreadsheets, other than to say that the three finance people on the team are comfortable with them, and they have a long

history of fiscal conservatism. I will pass your questions along to them and get back to you if they respond.

As for folks not using the pool, I'll leave you with the following links from our town website.

https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Memo_from_Economic_Developme_Director.pdf

https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Email_from_P%26R_director_Michael_Ganem.pdf

https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Email_from_pool_director_Maria_Papiro.pdf

https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Email_from_PAC_Coach_Lucy_Suter.pdf

From: Paula Cohan

Sent: Saturday, April 18, 2020 2:27 PM

To: George Bertram

Subject: RE: Dodging Questions?'

Thanks for the reply. Didn't see it until today, hence delay in response. Not sure where to start as I have a lot of concerns.

My read on financials (without benefit of explanatory footnotes) is currently pool operates at \$90K deficit. It appears the equivalent of 100 families currently contribute the bulk of revenues. My interpretation of the spreadsheet posted on website is financial plan calls for this to double to 200. Projections are for revenue of \$128 K from non-residents. At \$800 each that translates into 160 non-resident families.

My objection is the "Town" pool now becomes 55/45 resident/non-resident funded entirely with Southbury tax dollars. The operating budget contains virtually no provision for capital outlays needed for upkeep. Insurance whether self funded or transferred to insurer is going to be driven by claims costs. A single minor liability claim will blow the insurance budget. This sports complex is ripe with hazards that could give rise to significant claim liability.

Lastly, membership needs to expand from current 100 to projected 360 families, not to mention summer camp, swim lessons etc. That's a lot of people crowding into a pool that's only 6% larger than Ballantine. If recruitment goals are not met, revenue falls short. Couple this with any unplanned expenses that arise, you end up with a strong likelihood of an operating deficit that needs to be passed to Southbury taxpayers.

As it is, Southbury residents barely use the pool. Going forward, it's use will be almost equally shared with surrounding towns but underwritten by Southbury taxpayers. The pool is supposed to be an asset for the town, but isn't even located in town.

I could go on, but I won't bend your ear any further.

Regards,
Harry

Sent from [Mail](#) for Windows 10

From: George Bertram
Sent: Tuesday, April 14, 2020 3:00 PM
Subject: Dodging Questions?

Hello Mr. Cohan,

Our task force was not intentionally dodging your question. It may be that we didn't understand your question, or Tom opted only to ask one issue that you raised. It came in at the last minute, as I recall.

Our group has been deluged with questions, but we will make an effort to answer most of them. It won't be possible to answer every one, as some folks asked multiple questions. One individual submitted about 35 comments but had multiple questions embedded into each comment. I suspect that their motive was to clog the system, and not look for answers, as their mind was made up.

As for having a referendum, that was the plan from the beginning. However, the Governor has issued an executive order barring municipalities from holding referendums. Perhaps the Governor will lift that order at some point after May 20th. Your guess is as good as mine.

If we can establish a legal referendum date, we need at least three weeks to send out absentee ballots. The purchase option for Edgewood expires on July 31st, and we need at least a week to put the paperwork together if the voters decide to buy the facility. That means that the latest date we can hold a referendum is about July 20th. So, we'd need to know by late June if it will be possible to hold a referendum or not.

In regards to the operating forecasts, the financial core of this Task Force spent considerable time in estimating likely membership numbers. There is always uncertainty in any forecast. However, we believe that our forecast is conservative and that membership numbers will likely be higher than projected, especially as we plan to reduce the membership fees significantly. If you have any suggestions about how to improve and refine the forecasts, I'm all ears.

Edgewood currently has members from many towns in the area. Their revenue stream relies on people who don't live in Southbury. I don't understand why that's an issue. We assume that many, if not most of these out-of-towners, will continue their membership status, especially if we drop the rates for them. In reality, it may take us a year or two of operation to figure out what rate structures to use, and what our membership numbers will be, from Town to Town.

As for insurance costs, my understanding is that Edgewood operations would be covered under our existing policy through CIRMA, at no additional expense. The Town currently operates many parks, playgrounds, and a swimming pool under our insurance. I wouldn't have your experience with risk management, apologies if we provided a naïve and uninformed answer. I'd appreciate clarification as to why our answer wasn't appropriate.

Southbury has run a tight fiscal ship for many decades. I don't believe that we've had a budget deficit at any point for the last 45 years, and maybe longer. Our Town budget this year will be lower than last year, and our spending for last year was about flat with the year before. I'm excluding Region 15 from this conversation, as the Town has no control over their operations or their budgets.

Southbury's debt service is about \$180,000 per year, on a little over \$3,000,000 in total debt. Newtown, by contrast, pays about \$9,500,000 in debt service per year. I don't know their total debt off the top of my head, but it is in the 50 million range. A lot of that debt is because they acquired Fairfield Hills. I'm a bit surprised when folks question our fiscal bona fides, but I guess it comes with the territory.

Thanks for your interest in our project.

Stay Healthy,

GB

From: George Bertram

Sent: Saturday, April 18, 2020 6:36 PM

Subject: Response to your questions

Hi Dagmar,

Thanks for your kind words.

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

The other options, like building a Splash Pad or a Skate Park, would be more costly, but we don't have numbers yet.

The third snip is taken from slide 5 from our April 13th presentation.

As for a referendum, the entire Board of Selectmen supports a referendum as required by the Town Charter. However, the Governor has barred us from having a vote, by his executive order, because of the health risks involved. If the Governor lifts that restriction before June 20th, we might still be able to hold a referendum before the option to purchase expires on July 31st.

Stay Healthy!

GB

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



EDGEWOOD — 28

NEW 4/6

de

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**



EDGEWOOD — 5

ID	223
First Name	Dagmar

Last Name	Pfanzelter
Address	292A Heritage Vlg
Comments	I think George Bertram's well-written outline of the Edgemont project has convinced me that the purchase should be made. I also think there should be a referendum for Southbury voters done when time is appropriate. My one question is, should Edgemont be purchased, will there be any remediation done to Ballantine Park? If so, what would be needed, and what are accompanying costs?

From: Dan Colton - Finance Director
Sent: Saturday, April 18, 2020 6:34 PM
Cc: George Bertram
Subject: RE: New submission for form: Edgewood Comments (ID #224)

Hi John,

Sorry I did not get back to you sooner on this. I am in the middle of finalizing the Board of Finance budget. Out of the \$124,460 membership for Southbury 115 members are currently in the Edgewood figures. That equates to approximately \$126,000 of the current \$434,713 of the Edgewood revenue.

The lines for Infrastructure Reserve and Non-Annual Maintenance are new items that I added to the P&L. As policy, the Town has a 15 year infrastructure reserve for all our properties. It is included in the annual budget. We think it is a better way to budget for future capital expenditures and is laid out in the financing Southbury Plan on the Town's website.

The current owner has a large maintenance expense each year that is on the P&L. Since they are a private club they feel it better to pay for these expenses as they come up. Our plan calls for both the annual maintenance as well as putting funds into the infrastructure reserve that would not impact the net income. As you know, budgeting is never exact, but we feel that our estimates are conservative.

Please do not hesitate to reach out to me if you have any questions. My hope is to have this go to referendum.

Best,
Dan

From: George Bertram
Sent: Saturday, April 18, 2020 6:50 PM
Subject: Thanks for your comment!

Hi John,
Thanks for your comment. The Pool Task Force agrees with your conclusion.

Stay Healthy!
GB

Edgewood Purchase...Do it!



jcav48

To ○ George Bertram

This seems like an excellent solution to the pool issue. I'm only one voter, but I say "Do It!"

John Cavanaugh
Purchase Brook Rd

From: George Bertram
Sent: Sunday, April 19, 2020 8:23 PM
Subject: Response to your questions

Dear Ms. Warren,

My understanding is the town Summer Camp is based at Longmeadow Elementary School. The kids are bussed to Ballantine, in the afternoons, to use the pool. Since Longmeadow is across the street from Edgewood, the kids could walk to Edgewood, and they wouldn't need the bus to Ballantine. I'm told by our Park and Rec Director and Charlie Rosa that the Edgewood location is advantageous for the summer camp. Again, I'm not an expert on how the summer camps operate, but that's what they are telling me.

With the acquisition of Edgewood, we would not abandon any of our existing Town tennis or basketball courts. We are, however, initiating a program to resurface some of our courts. The USTA certifies the Edgewood courts for tournament play. Our existing Town courts are not as good. In reviewing the Edgewood property, we became aware that existing courts need resurfacing, in some cases, so plans to do that have been put into place.

The Edgewood courts are currently used by Region 15 and Post University. Region 15 pays \$20,000 per year, and Post University pays \$11,000 per year just to use these courts. There is also a USTA Junior League, which brings in \$18,000 per year. Again, as the Edgewood courts are good enough to be USTA approved, they attract users. Despite these organizations using the courts, there is still plenty of time for the regular members to play. I don't believe that court time is all that hard to get at Edgewood. Then again, I don't play tennis, so I don't have first-hand knowledge.

Type	Current				New		Total
	Ballantine	Edgewood	Combined		Retainage	Fee	
Tennis only membership		75	75		75	150	11,250
Tennis events USTA, Junior League		6	6		6	3,000	18,000
Region		1	1		1	20,000	20,000
Post University		1	1		1	11,000	11,000

As for the parking, we have no plans to reduce parking in any way. Edgewood has about 160 parking spaces. The current owners tell me that they have never run out of parking. Ballantine only offers about 62 parking spaces, by comparison, and has parking shortage issues on occasion.

There is ample space to build extra facilities at Edgewood, without taking away the parking. Our advising architect, Hugh Sullivan, was the architect on the Edgewood project. He says that we can build a 5,000 square foot building on the space between the Edgewood pool house and the road. A 5,000 SF building can hold a full indoor basketball court with a running track above it. It could also be the site of an indoor swimming pool. None of these projects are in the works. However, the potential to do them in the future is there. There are also other options

for facilities expansion at Edgewood, too many to list here. Please keep in mind that our Task Force was not charged with making plans to expand Edgewood.

Edgewood will probably be holding limited "open-house" hours once they get their pool filled. That will be sometime in late May. I strongly encourage anyone with interest to visit Edgewood and see it for yourself.

Stay Healthy!

GB

ID	32
First Name	Kathleen
Last Name	Warren
Address	28 Manor Road
Comments	We are not talking about the schools. We are talking about the town. Isn't Ballentine used for the town summer camp? And with the courts being outside of town, regardless of the 4.3 minutes, will the citizens of Heritage village travel to play tennis there? Also how many high schools and colleges want to "rent it"? That takes up a lot of time. And what is the study on the parking lot at Edgewood say to take away spots and build something new? Will there be enough parking?

From: George Bertram

Sent: Sunday, April 19, 2020 9:32 PM

Subject: Response to your questions

Dear Ms. Monahan,

The Ballantine Pool is 50 years old and at the end of its life. The Pool construction engineers we talk with, and we have spoken to a lot of them, all say about the same thing. Fifty years is an average life span for a municipal swimming pool.

The Town has no control over the tennis courts at Pomperaug High School. They are controlled by Region 15. Region 15 is a separate governmental entity from the Town. We can't tell them how to budget their money, and we can't tell them what to do with their tennis courts. Note that Region 15 takes about 70% of our local tax dollars. Town only gets 30%. It's been that way for many years.

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

The third snip is taken from slide 5 from our April 13th presentation.

Stay Healthy!

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



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**



EDGEWOOD — 5

ID	177
First Name	Wendy
Last Name	Monahan
Address	663 Peter Road South
Comments	What will happen to the Ballantine pool and the high school tennis courts? Will they remain a blight or will the Town spend more money to fence them off or demolish etc?

From: George Bertram

Sent: Monday, April 20, 2020 3:58 PM

Subject: Thanks

Mr. Cappiello,

Thanks for your comment! I attached a couple of files FYI.

Our Task Force feels that the purchase of Edgewood is a fiscally prudent move for the Town, in the short run, and the long term.

Stay Healthy!

GB

ID	176
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First Name	Matthew
Last Name	Cappiello
Address	1621 Georges Hill Rd
Comments	I think this is a great idea. My family and I have enjoyed years of swimming at the town pool and participated in swim team and swim lessons there. It seems to be much more cost-efficient to purchase Edgewood than it would to replace existing town pool.

From: George Bertram
Sent: Monday, April 20, 2020 4:46 PM
Subject: Response to your concerns on financial issues

Dear Mr. Cohan,

To better answer questions like yours, the Task Force has decided to hold a public presentation that focuses on financial issues. We think that the second week of May might be a good time, but we might do it sooner.

The Task Force has spent significant time and energy working on the financial models. Unfortunately, the spreadsheets that we are showing online, today does not do that effort justice. I apologize for that.

On the other hand, the revenue models that we show are very conservative. After a nearly two-hour review done yesterday with the team, they appear to be overly conservative. The financial specialists on this team are fiscal purists, but not everybody knows that.

For the next presentation, we plan to have at least three different revenue models for review.

- Conservative
- Reasonable
- Best Case

The expenses are easier to estimate since most come directly from Edgewood operations records. We can determine those without much guesswork.

Stay Healthy!

GB

ID	216
First Name	harry
Last Name	Cohan
Address	34 Turrill brook drive
Comments	tonight reinforced my belief that it would be inappropriate to proceed without a "give & take" town meeting and referendum. My question about the financial viability of the operating plan was mis characterized as an insurance question. even on that level, the insurance aspect was not competently addressed . I spent

	25 years as a risk manager for Fortune 25 companies working in Treasury function and know that the response provided was naive and uninformed. What bothered me more was the dodging of the question that the viability of this project rests on questionable modeling and reliance on income streams from non-residents. It would be a disservice to the town to use the Covid-19 crisis as an excuse to proceed without genuine dialogue and decision input from the citizens of our town
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From: George Bertram
Sent: Monday, April 20, 2020 4:57 PM
Subject: Thanks!

David,
Thanks for your comment!

Stay Healthy!
GB

ID	204
First Name	David
Last Name	Rentz
Address	295A Heritage. Village
Comments	Hi Cindy and George; First let me say thank you for sending this info out. I think it is a good deal maybe a great deal. The extra fees are always expected in the total closing costs and in the long run it is a quick fix for a problem at Ballantine Pool with many added features we would not have added to Ballantine Park. The extra cost to replace Ballantine and the time to get it operational will leave a hole in the recreational facility of our Town and a greater cost to taxpayers over the long run. Let's not drag our feet and let the opportunity pass us by. As one entertainer says "Get er done".

From: George Bertram
Sent: Monday, April 20, 2020 5:00 PM
Subject: Thanks for you comment!

Stay Healthy!
GB

ID	203
First Name	Ed
Last Name	Hinman
Address	480A Heritage Village
Comments	The purchase of Edgewood is a good compromise. It should be done.

From: George Bertram
Sent: Monday, April 20, 2020 5:47 PM
Subject: Response to your questions

Dear Ms. Law,

Why is Middlebury selling the complex? – The Edgewood Bath and Tennis Club is privately owned.

It is not owned by the Town of Middlebury.

The owners have plans to move out of the area, so they are compelled to sell Edgewood in the near future.

Edgewood operations are actually profitable. Edgewood does not lose money. They make a decent profit.

What will be the total cost to Southbury tax payers. Closing cost taxes maintenance cost and etc. – The cost to purchase Edgewood is \$2,000,000 per the Option Agreement.

On top of that, we anticipate closing costs of \$40,000, court resurfacing costs of \$50,000, and a contingency of \$25,000.

That brings the total acquisition cost to \$2,115,000.

The town had to subsidize the Ballantine pool operation with \$90,000 in taxpayer money, last year, to keep it going.

Ballantine's pool has been subsidized with taxpayer money for many years.

For Edgewood, our conservative financial models show that it will run at a profit, not a loss, so we project no need for a taxpayer subsidy to operate Edgewood.

How much to fix our own pool and keep the tax revenue in our own town. – **Rebuilding the pool at Ballantine park will cost about \$4,100,000.**

That's double the cost of acquiring Edgewood.

By the way, the property taxes that we would pay to Middlebury are a small part of the expenses required to run Edgewood.

The extra revenues that we gain from Edgewood's operation will more than make up for the property taxes.

If Middlebury residents buy a season pass to use it why can't Southbury residents do the same now in Middlebury if they decide to do so. – The current owners of Edgewood do not offer preferential rates to Middlebury residents.

Southbury residents and Middlebury residents pay the same membership fees.

It's a private club. Edgewood isn't owned or operated by the Town of Middlebury.

Heritage Village Heritage crest and Heritage Circle have their own pools to pay for so it is doubtful that these residents will use the Middlebury pool - **That's true.**

The Task Force is aware that Heritage Village, Heritage Crest, and Heritage Circle have their own pools already.

We are not looking to acquire Edgewood for these folks.

We are looking to acquire it for the many Town residents, families, and kids that don't have a nice pool in their backyards.

We are concerned of the ever going increases in taxes every year as there are always repairs to be taken care of on these complexes especially in years to come. – As I've mentioned earlier, buying Edgewood is half the cost of a building a new pool at Ballantine park.

Edgewood will also generate more revenue than Ballantine ever will, so it will likely operate without taxpayer subsidies.

The fiscally responsible decision is to buy Edgewood for two million dollars, and not rebuild Ballantine's pool for over four million dollars.

Buying Edgewood will save taxpayer dollars.

Fixing Ballantine will cost the taxpayers and raise rates.

It's the opposite of what many folks are thinking.

Stay Healthy!

GB

ID	202
First Name	Nancy
Last Name	Law
Address	6B Heritage Circle
Comments	Why is Middlebury selling the complex? What will be the total cost to Southbury tax payers. Closing cost taxes maintenance cost and etc. How much to fix our own pool and keep the tax revenue in our own town. If Middlebury residents buy a season pass to use it why can't Southbury residents do the same now in Middlebury if they decide to do so. Heritage Village Heritage crest and Heritage Circle have their own pools to pay for so it is doubtful that these residents will use the Middlebury pool We are concerned of the ever going increases in taxes every year as there are always repairs to be taken care of on these complexes especially in years to come.

From: George Bertram

Sent: Monday, April 20, 2020 5:54 PM

Subject: Thanks!

Hi Sara,

Thanks for your comment!

Stay Healthy!

GB

ID	206
First Name	Sara
Last Name	Blersch
Address	124 horse fence hill road
Comments	I think the Edgewood purchase is a very sound fiscal decision. I am a swim parent in town, and I also was a swimmer growing up in this town. The purchase of the Edgewood pool would give our summer swim team a practice space and ensure the kids get to continue doing a sport they love!

From: George Bertram
Sent: Monday, April 20, 2020 9:47 PM
Subject: Thanks!

Hi Priscilla,
Thanks for your comment!

Stay Healthy!

GB

ID	192
First Name	Priscilla
Last Name	Terhune
Address	23 Heritage Crest
Comments	I support the purchase of the Edgewood facility. It will provide a quality pool that all, including the handicapped, can use. The facility will provide the opportunity for residents to play tennis, pickleball, and other athletic events also. The cost of \$2.1million gives us a larger pool and more facilities than replacing the pool at Ballantine Park at a cost over \$4million. Edgewood will meet all the building requirements in the current code. The Ballantine pool will not be "grandfathered" in keeping the pool as it currently is. It must meet current code requirements, which will increase the building cost significantly. I do not think having this facility a half-mile over the town border is a negative when it is so close to two schools which our children attend. I encourage the Board of Selectmen to purchase Edgewood.

From: George Bertram
Sent: Tuesday, April 21, 2020 12:18 PM
Subject: Thanks for your comment!

Dear Ms. Haas,

Thanks for your comment. The Task Force feels that swimming activities are essential for our kids for all of the reasons you mention. We've had a town pool for fifty years.

We'd rather have a pool in Town, but the Edgewood option is right on the border. Our travel time study shows that it only adds an average of two minutes to drive time. We must also weigh the costs involved and make the right recommendation to our taxpayers who foot the bill.

The conclusion of our research shows that a new pool at Ballantine would cost over 4 million dollars. We have three estimates from reputable architectural and engineering firms, and they average out to \$4,112,000. The Task Force is confident that that's what a new pool would cost. I've heard comments that we can build a new pool at Ballantine for \$1,000,000 or maybe \$2,000,000. That's delusional thinking, or perhaps it's a deliberate attempt to mislead the public. I really can't explain why some are pushing that narrative.

Also, if we did opt to build a new pool at Ballantine, there would likely be a two-season shutdown of pool activity. I've attached an estimated construction timeline from Hugh Sullivan FYI. I think that a two-season closure would be devastating to our swimming programs.

On the other hand, we can buy the Edgewood Sports Complex for \$2,000,000. Doing so, we get a better pool and pool house, and lots of other amenities like USTA grade tennis courts. And we don't lose any swimming seasons.

It seems like a "no-brainer." But, our recommendation is still getting strong pushback from some in Town.

Stay Healthy!

GB

ID	193
First Name	Sara
Last Name	Haas
Address	83 Lum Lot Road
Comments	I fully support purchasing Edgewood or updating the town pool. My 10-year-old son is on the swim team, and it is a wonderful discipline for him. We need to keep kids active and busy and off their iPads. Swimming promotes health. Having a town pool available can only benefit Southbury whether people have kids on the swim team or not. Thank you

From: George Bertram

Sent: Tuesday, April 21, 2020 2:46 PM

Subject: Response to Your Comment

Dear Ms. Lenahan,

I appreciate your advocacy for the many construction workers, licensed professional tradespeople, and truckers in our community. These folks work hard for a living and don't often get the appreciation or respect that they deserve.

However, a project of this size can't be handled by a loosely organized group of well-intentioned local workers—just the design work involved to get bids will cost about \$250,000. You need an experienced and capable program manager with a professional design team just to get a project like this off the ground and through the process. You need architects, surveyors, civil engineers, structural engineers, mechanical engineers, HVAC folks, and at least one good project manager

with helpers. The engineering and design work to do something like this is not easy, simple, or inexpensive, and it has to be done well, or the project will likely fail.

There's over a year's worth of work that has to be done before construction can even start. Please review the memo from Hugh Sullivan, which is attached to this email, which describes the estimated timeline of a construction work schedule. Municipal construction projects require much more upfront work and approvals, and these are strictly regulated. It's not like residential work.

Large projects like the possible rebuild of Ballantine Pool, are typically estimated before deciding whether or not to proceed with them. Otherwise, you could spend a lot of money and time on design documents to get formal bids, only to discover later that the project is too expensive and voters won't approve the funding.

This practice of obtaining estimates before going for bids is precisely what our Task Force did. We received three professional-grade estimates from reputable and established architectural design firms, each with substantial experience and success in constructing municipal swimming pools. You can see all three estimates listed below, along with an average of **\$4,119,425**. Our Task Force is in unanimous agreement that this average is the cost that we should assume, going forward, if we choose to rebuild Ballantine's pool. A snip that shows the three estimates is shown below.

If we compare the \$4,119,425 estimate to rebuild Ballantine's pool with the \$2,115,000 total cost to acquire Edgewood, it's an easy decision. Edgewood is half the cost and also offers a lot of amenities that are not available at Ballantine, like six USTA-grade tennis courts, two Paddle Tennis Courts, a full-size basketball court, a large and well-appointed pool house, extensive lighting for nighttime activities, and 160 parking spaces compared to about 62 at Ballantine.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

Stay Healthy!

GB

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$3,700,000.** It

could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

- Edgewood's Pool Area is 4,914 square feet – Ballantine's Pool Area is 4,604 square feet
- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine
- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season
- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
- A 5,312 square foot, ADA compliant Pool House – the Pool House at Ballantine is 1,640 square feet and is not ADA complaint
- An 800 square foot gym with a full range of cardio and strength training equipment within the Pool House
- A full commercial kitchen to support a snack bar
- Six USTA grade Tennis Courts – these courts are also used for Pickleball
- Two heated Paddle Tennis Courts
- A full-sized, outdoor Basketball Court
- A large Playscape for kids
- A beach volleyball court
- Extensive Lighting for night time activities
- Edgewood has 159 Parking Spaces – Ballantine Pool has 62 Parking Spaces, with limited room for expansion
- Full ADA compliance throughout the facility

Some cost information to consider:

- Ballantine pool will cost about \$3,700,00 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>
The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st and April 6th informational meetings. <https://www.southbury-ct.org/edgewood>

ID	194
First Name	Sharon
Last Name	Lenahan
Address	287 Peter Road
Comments	A new town pool could be built by employing every available Business/Contractor who lives in Town and could use the work. Our Town has licensed: Plumbers, Electricians, Masons, Backhoe and machine operators, Asphalt Pavers, Landscapers, Carpenters, Truckers, and more. Why not use ALL townspeople who are Taxpayers and forget using firms and outside companies? And I will bet that it won't cost \$4,000,000. Thank you

From: George Bertram
Sent: Tuesday, April 21, 2020 3:43 PM
Subject: Response to your comment

Dear Mr. Carroll,

I have to disagree with your comment respectfully. An increase in Town property taxes would harm Heritage Villagers.

Our Task Force is working to realize a cost-effective way to offer a Town Pool to our residents that don't have a private pool in their backyards.

Southbury has had a Town Pool for about fifty years, at Ballantine Park. We are trying to maintain that tradition and perhaps even enhance it. However, the Ballantine Pool is at the end of its life. It can't be realistically repaired, and replacement costs are in the four million dollar range. We have estimates from three different engineering firms, all with substantial experience with municipal pool construction, on what it would cost to rebuild Ballantine's pool. Those estimates are shown in the snip below. The average is \$4,119,425.

Another option is to purchase the Edgewood Sports Complex for a total acquisition cost of \$2,115,000. Edgewood offers more amenities for half the cost of rebuilding the Ballantine Pool. That's the option that our Task Force is recommending. To continue to sponsor a Town pool, we feel that Edgewood is the fiscally responsible option, as it will not raise taxes. A rebuild of the Ballantine pool will result in a tax increase. It would not be a huge increase, but an increase nonetheless.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

Stay Healthy!

GB

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$3,700,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

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- Extensive Lighting for night time activities
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Some cost information to consider:

- Ballantine pool will cost about \$4,119,000 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>

The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st and April 6th informational meetings. <https://www.southbury-ct.org/edgewood>

ID	200
First Name	Kenneth J
Last Name	Carroll
Address	573 C Heritage Village
Comments	VILLAGE NOT EFFECTED. WE HAVE FOUR POOLS.

From: George Bertram
Sent: Tuesday, April 21, 2020 4:01 PM
Subject: Response to your questions and comments

Dear Ms. Smith,

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

The third snip is taken from slide 5 from our April 13th presentation.

Stay Healthy!

GB

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



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**



EDGEWOOD — 5

ID	191
First Name	Sara
Last Name	Smith
Address	87 Colonial Dr
Comments	My concern about purchasing a new place for a town pool (regardless if that is Edgewood or any other location/facility), is what will become of the current town pool? Will Ballantine stand as an abandoned building? I can't image that would be a good conclusion regardless if the new facility is purchased. If Ballantine cannot be repaired to a current town pool, we need a plan for its future use (if any).

From: George Bertram

Sent: Tuesday, April 21, 2020 7:10 PM

Subject: Response to your questions

Dear Ms. Owens,

I made a quick Google Maps drive time comparison from the address you listed on your question to both Ballantine Park and to Edgewood, which is located at 100 North Benson Road in Middlebury.

Google Maps tells me that the drive time from your address to Edgewood is 11 minutes. Google Maps predicts that your drive time to Ballantine Park is 10 minutes. That's a small difference.

Our Task Force made a drive time comparison for the average Southbury resident and found that the drive time only increased by 1 minute 58 seconds. Again, that was an average based

on the population distribution. Many folks assume that the drive time to Edgewood is much longer than to Ballantine, but that's not the case for many.

As for making a "day-of-it," Edgewood has a commercial kitchen and offers snacks and meals. Edgewood members won't have to go anywhere for lunch or a snack. You can eat on the deck next to the pool. Edgewood also has a liquor license, but I'm not sure if we'll use that or not. The town may opt to franchise out the food service to an outside company.

As for walking to the pool, with traffic the way it is, I don't see many folks or kids walking much in town. I see people walking the sidewalks along Main Street, but not out on the back roads to Ballantine. Nor do they use bicycles much anymore. Sadly, those days are in the past.

As for a teen center, that's never been discussed as a part of this Task Force. Teens can undoubtedly become members of Edgewood, but I have not heard of any plans for a center. There has been mention of a Community Center, but nothing specifically for teens. Anyway, talk of a Community Center is premature.

The main reason we are interested in Edgewood is that our Town pool at Ballantine Park is at the end of its life. It has one season left, and maybe two. The concrete of the pool structure is deteriorating. It's 50 years old. That's about the life span of a commercial pool. Our Task Force is working to realize a cost-effective way to offer a Town Pool to our residents that don't have a private pool in their backyards.

Southbury has had a Town Pool for about fifty years. We are trying to maintain that tradition and perhaps even enhance it in a fiscally responsible manner. However, the Ballantine Pool is at the end of its life. It can't be realistically repaired, and replacement costs are in the four million dollar range. We have estimates from three different engineering firms, all with substantial experience with municipal pool construction, on what it would cost to rebuild Ballantine's pool. Those estimates are shown in the snip below. **The average is \$4,119,425.**

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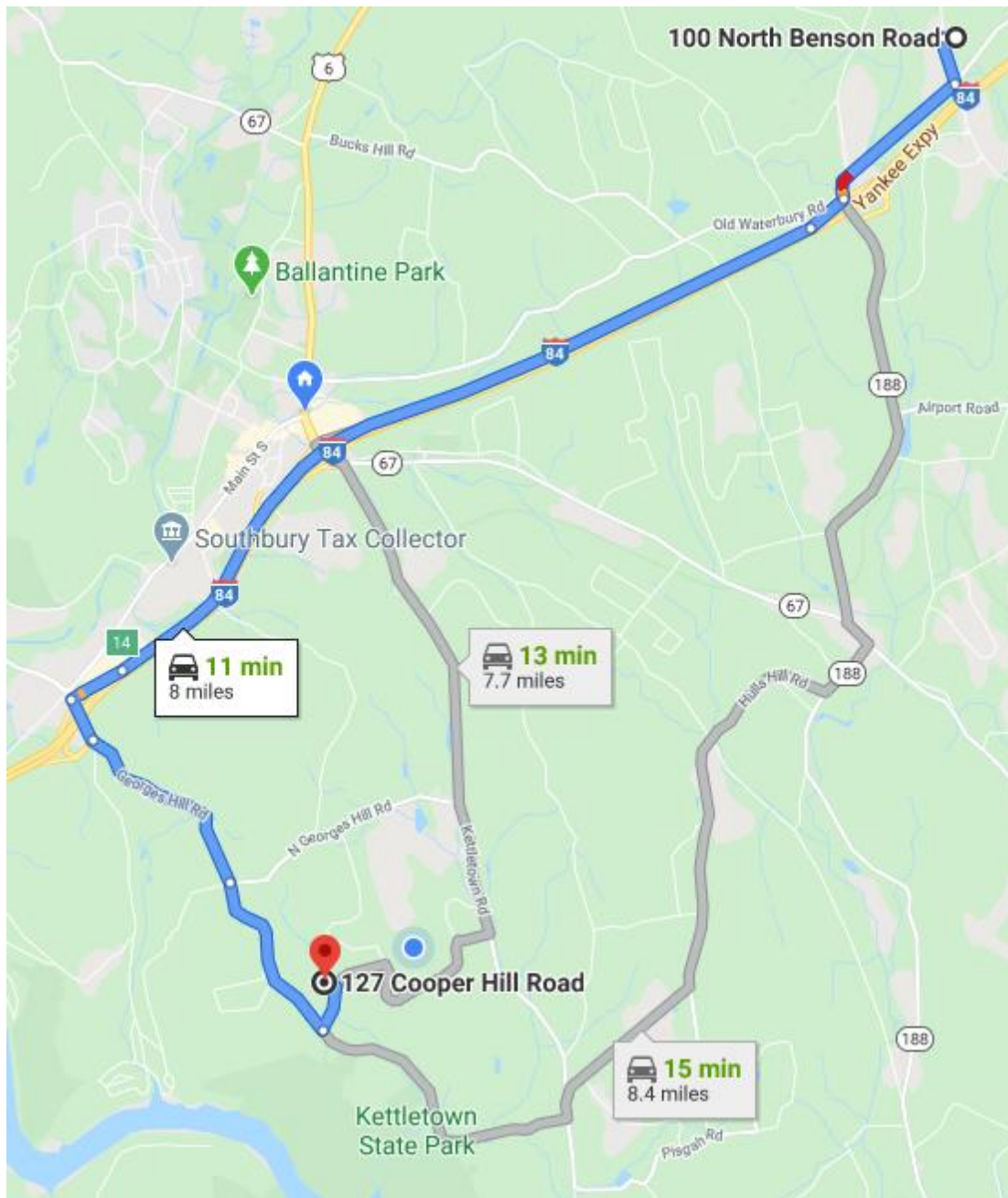
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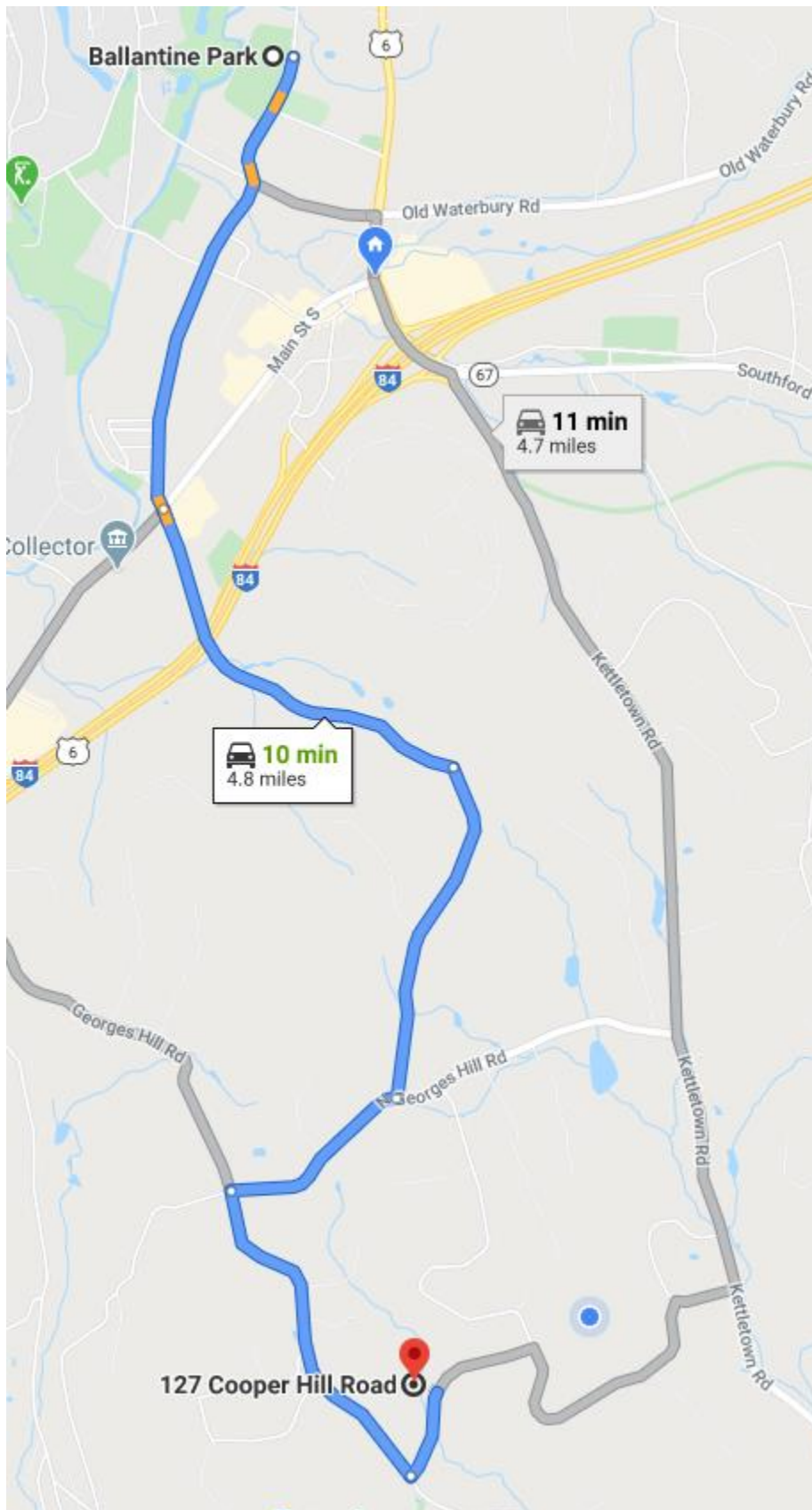
Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

I hope that this email addresses your questions and concerns. If you have any additional questions, please write back, and I'll respond as best I can.

Stay Healthy!
GB

ID	172
First Name	Diane
Last Name	Owens
Address	127 Cooper Hill Road
Comments	<p>I appreciate the diligence of the taskforce and information discovered. However, the location of Edgewood is impractical for a large percentage of the town. For these types of amenities, the town needs something centrally located. While the distance from Ballentine to Edgewood may only be 5-10 minutes, that does not include the time it takes residents to get to Ballentine. For anyone living south of Rt. 67, we're doubling the time it takes to get to and from the pool, and there is nothing more around Edgewood, so there's no opportunity to "make a day" of it. For example, you will find most of us who take advantage of the pool with our families will stop at the grocery store after a day or pick up lunch/ dinner on the way to or from. Many of us even walk to the pool from our homes. None of this is convenient, with the Edgewood property being out of the way from both the residents and local businesses. Insofar as introducing a teen community center, which would be a fabulous amenity, having it located remotely- not within walking distance from the middle schools, it loses value. I am concerned if we invest in this property, we will not receive the return on investment in terms of usage and membership. I would implore the board to postpone this decision. I would much rather see the town go without a pool for several years in order to find a more centrally located property, opposed to investing in a property out of town that will not meet the needs of the taxpayers.</p>





From: George Bertram
Sent: Tuesday, April 21, 2020 7:44 PM
Subject: RE: Response to your comment

Hi Ken,

Here's are the membership numbers for both Ballantine and Edgewood. Note that Edgewood has more family memberships from Southbury than does Ballantine.

Essentially, Southbury has two town pools, although we share Edgewood with folks from other towns.

The numbers in this table don't show the number of swim team members who use the pool. There are a lot of them.

I think that there is way too much activity for Heritage Village to help us out with Pools, and I don't believe that the HVMA would be very welcoming to outsiders.

GB

Type	Current		
	Ballantine	Edgewood	Combined
Resident Family Pool Pass	85	115	200
Resident Individual Pool Pass	2	2	4
Resident Senior Pool Pass	24	24	48
Resident Adult Day Pass 100Days	1,030		1,030
Resident Child Day Pass 100 day	809		809
Resident scholarship	-		-
Swim Lessons	1	1	2
Swim Team	1	1	2
Non-Resident Family Pool Pass	8	235	243
Non-Resident Individual Pool Pass	2	-	2
Non-Resident Adult Day Pass	98	-	98
Non-Resident Child Day Pass	64	-	64
Non-Resident Senior Pool Pass	4	-	4
Flex Pass	5	-	5
Tennis only membership		75	75
Tennis events USTA, Junior League		6	6
Region		1	1
Post University		1	1
Total	2,133	461	2,594

From: Ken Carroll

Sent: Tuesday, April 21, 2020 6:57 PM

To: George Bertram

Subject: Re: Response to your comment

Thank you for your letter. You've outlined your Position very clearly. Just two questions:

Any statistics on how well utilized was the present pool ?

Was any discussion held with Heritage Village if Any workable and mutually beneficial arrangement

Could be worked out for the use of one of the village's four pools?

Thank you

Sent from my iPhone

On Apr 21, 2020, at 3:43 PM, George Bertram wrote:

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<image002.jpg>

Stay Healthy!
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ID	200
First Name	Kenneth J
Last Name	Carroll
Address	573 C Heritage Village
Comments	VILLAGE NOT EFFECTED. WE HAVE FOUR POOLS.

<Edgewood_Task_Force_Recommendation_FINAL.pdf>
 <ADDENDUM_Edgewood_Task_Force_Recommendation_FINAL.pdf>
 <Sullivan-probable_estimated_timeline_of_Ballantine_construction_work_schedule.pdf>

From: George Bertram
Sent: Wednesday, April 22, 2020 7:05 PM
Subject: Response to your questions

Dear Ms. Kossakowski,

1. The fitness area is not large, at only 800 square feet. I'm not aware of any official limits on capacity, but from my experience, I think that no more than about ten or twelve people will be able to workout comfortably at the same time. If a spacious workout gym is your main interest, there are several excellent options in Town that I could suggest, at a reasonable cost. The gym at Edgewood is not meant to compete with these larger gyms. The gym at Edgewood is intended to augment the pool and the tennis activities.
2. All of the items listed in the property inspection report, except one, will be repaired at the owner's expense before we take ownership. The one item that the Town will resolve, if we do take possession of the property, is the resurfacing of the six Tennis courts and the Basketball court. That cost estimate for that resurfacing is \$50,000 and is included in the \$2,115,000 total acquisition cost for Edgewood. A letter from the building inspector, Giuseppe Volpato, is shown below for reference. Please note that the items mentioned in his report are all minor, and none are difficult or costly to fix. The Edgewood property is in excellent condition overall. You will have a chance to visit the property for a site tour, sometime in May, once the pool is filled and open. I encourage you to do so, to see for yourself what we are proposing.
3. There is sufficient space on the Edgewood lot to build a full-size gymnasium with a Basketball court and a running track. Or, you could create an indoor, 25 yards long, swimming pool. There is also vacant adjoining land to the Edgewood site that could be acquired if we ever get to the point of needing to build a huge building. That remains to be seen, as the Task Force was not asked to dig into those options. However, there are many options to expand facilities at Edgewood if we acquire it and make that decision in the future.

Stay Healthy!

GB



National Property Inspections of Southern CT DBA
National Property Inspections

Edgewood Bath & Tennis, 100 North Benson Road, Middlebury, CT, 06762

April 4, 2020

Town of Southbury,

My name is Giuseppe Volpato (License # HOI 0000878) of National Property Inspections and I performed the commercial building inspection on the property located at 100 North Benson Road in Middlebury, CT. The intent of the inspection is to assess the physical condition and integrity of the property with a report that documents each and every concern, whether mechanical or safety related, which was present on site at that time.

What that report does not contain, nor is it intended to, is the conversation which I had with Mr. Bertram and the other representatives from the Town of Southbury after the inspection. We discussed the very high level of craftsmanship which was executed in the construction of the facility. We discussed the fact that the number of "concerns" listed in the report is actually minimal considering the size of the facility, its age, the number of people who utilize it and the fact that none of the faults listed is difficult or costly to address. Most importantly, we all agreed that construction cost would be at least 4-5 times the purchase price to build such a facility at this time and that said purchase price is therefore quite reasonable.

Sincerely,

Giuseppe Volpato

National Property Inspections

11 Nelson Street

New Haven, CT 06512-3954

volpato@npiinspect.com

203-871-7214

Inspection Date: Inspector: Giuseppe Volpato

Email: volpato@npiinspect.com

First Name	Heidi
Last Name	Kossakowski
Address	50 Lake Ridge Road
Comments	How many people can the fitness area hold? I want to confirm that you said the present owners will fix all 15 items listed as poor condition on the inspection report. What is the acreage that is available for future development/improvements?

From: George Bertram
Sent: Thursday, April 23, 2020 9:51 AM
Subject: Response to your comment

Dear Mr. Bruno,

Thanks for your input. To date, the Edgewood option has received support from the following Boards and Commissions:

- Board of Finance unanimously (6 – 0) approved funding (\$2,115,000) for the purchase of Edgewood on 4-20-2020.
 - The BoF has strongly endorsed having a Town Pool, even if it's just over the line in Middlebury, as opposed to not having a Town Pool.
 - They see Edgewood as a fiscally responsible option as opposed to spending 4 million dollars on rebuilding the Ballantine pool.
- The Strategic Planning Commission, which consists of three Republicans, three Democrats, and three Unaffiliateds, unanimously (9 – 0) voted to endorse the Edgewood acquisition.
- The Planning Commission, which includes four Republicans and two Democrats, voted five to one to approve the 8-24 application for the of Edgewood.
- The Southbury Republican Town Committee voted to endorse the Edgewood acquisition. I think it was unanimous, but I don't have a final count. The RTC has twenty voting members.
- Edgewood has received a written endorsement from our Park & Rec Director, Michael Ganem.
- Edgewood has also received a written endorsement from our Economic Development Director, Kevin Bielmeir.
- Out of 225 responses to the website public comments submittal form, we see 55.2% supporting Edgewood and only 23.8% against Edgewood.
- Of course, all of the members and advisors on the ad hoc Edgewood Task Force, despite some initial skepticism, are strongly supportive of the proposed Edgewood acquisition.

The Park & Rec Commission may vote on an endorsement at their next meeting, which is on Thursday evening, 4-30-2020. The Park & Rec Commissioners are scheduled to take a tour of Edgewood next Tuesday, ahead of their meeting.

As far as I know, the only organization in Town that has come out publically against the acquisition of Edgewood in the Southbury Democratic Town Committee.

The Board of Selectmen will have to take a vote on Edgewood, probably in July, if we are unable to hold a Referendum. Governor Lamont has barred all Municipalities in CT from holding Town

Meetings or Referendums. Until he lifts that ban, he has authorized the Legislative Bodies of each Town to vote on budget items instead of holding the customary Referendums. Many folks don't understand that our hands are tied on this. The Governor is calling the shots.

Anyway, on the six-member BoS, my take is that we have three dependable yes votes for Edgewood, one that will oppose Edgewood no matter what, and two that are on the fence. Edgewood will not pass with a 3 – 3 tie. It needs that fourth vote. My point is simply that the Edgewood decision, despite the strong support from so many, is still a coin toss.

Stay Healthy!

GB

Summary of Online Responses

Date: April 20, 2020

Category of Response	Number of people/families responding	Percentage of Total	Comments
Support Edgewood Purchase	80	46.5%	People or families clearly supporting purchase
Support Fixing Ballantine	22	12.8%	Responders who clearly want to reject Edgewood and fix Ballantine
Strongly support Southbury Pool, indifferent about location	15	8.7%	Very strong Southbury Pool supporters, but indifferent on Edgewood versus Ballantine; some would like even more investment in Southbury Pool Infrastructure at either location
Opposed to Edgewood purchase on other grounds	19	11.0%	Opposed to Edgewood Purchase for various reasons including: Town should not be spending money on a pool during COVID crisis Town members can use Newtown CC - why do we need a town pool? We definitely should not proceed without public referendum
Informational Comments/Questions (no clear preference)	36	20.9%	Informational comments & requests to be addressed in meetings and/or in online responses
	172	100.0%	We have received 220 posts so far but some people have posted many times

Approve of Edgewood Purchase	95	55.2%	Combines those who strongly approve with those who want a town pool strong but indifferent about location
Not Okay with Edgewood Purchase	41	23.8%	Combines those who strongly want to keep the pool at Ballantine or do not want to pursue Edgewood for other reasons (e.g. don't want to spend money on any pool right now)
Undecided/Neutral	36	20.9%	People who did not express clear preference, just asked for clarifications or made informational observations
	172	100.0%	

ID	163
First Name	Anthony
Last Name	Bruno
Address	380 Old Waterbury RD

Comments	<p>I am reaching out this morning in support of the pool project and hope that you will move forward and purchase the Edgewood property to ensure that the Town will have a community pool for the future.</p> <p>The value that having a community pool is greater than I think some people realize. I grew up in Ballantine park in the summers from 5th-9th grade before becoming a guard. They were some of the best summers of my life as a kid. I learned how to really swim there and start my competitive swimming career as part of the Town run swim team. I eventually went on to lifeguard and got my first ever coach position at the town pool. I've since gone on to make a career in coaching swimming.</p> <p>The pool is more than just a place to swim. It's a place where people come to be together. It's a place where families enjoy time together. My wife and I have two small kids, a two-and-a-half-year-old girl, and a 6-month-old son. Before our first was born, we joined a pool club because we wanted our kids to grow up in that summer community as it was a big part of both our lives growing up. Not having that in my hometown would be a true disappointment. Many young families want a place to enjoy time with the kids, where they know they are safe with their other friends.</p> <p>The most successful Pomperaug High School sports program is the boys swim team. It is truly all connected as many of those kids grew up around the town pool and swimming for the town team. Please keep this critical community asset available for the current and future families of Southbury.</p> <p>Thank you for your time and consideration.</p> <p>Please be well.</p> <p>Tony</p>
-----------------	---

From: George Bertram

Sent: Thursday, April 23, 2020 10:23 AM

Subject: Response to your comment

Dear Mr. Edelson,

We requested an extension date from the sellers, but they denied our request. They claim to have a backup offer at a higher price. I cannot verify that claim, but that's their stance.

This is a long-term decision, and the Task Force is unwilling to allow the fog of a temporary crisis to alter our long term recommendations for the Town.

Stay Healthy!

GB

First Name	Ed
-------------------	----

Last Name	Edelson
Address	609B Heritage Village
Comments	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 there response. I am concerned on making this major decision long-term under extreme conditions.

From: George Bertram
Sent: Thursday, April 23, 2020 11:52 AM
Subject: Response to your questions

Dear Ms. Stewart,

In response to your questions:

Why have you not included the taxes paid to Middlebury annually? **The basis of your question is false. The taxes paid to Middlebury are included in the financial projections that the Task Force has created. We treat taxes as an expense item, like any other.**

Why would anyone consider moving forward with this purchase with the pandemic and the state of the Stock market? **The Task Force realizes that there will be a substantial economic disruption due to the pandemic. That disruption could last for a year, and maybe longer. We also recognize that the purchase of Edgewood will offer many long term benefits to the Town and its residents. Each member of the Task Force feels that these long term benefits greatly outweigh the short term negatives.**

Why would you believe that there are other bidders for Edgewood--common realtor practice? **The Seller has notified the Task Force that they have a backup offer in hand for a higher price. The Task Force must inform the Town of this information, and we have. We also heard that another municipality had expressed an interest in acquiring Edgewood, and we have reported that news to the Town. The Task Force cannot verify that there is a backup offer or not.**

Who is the Realtor representing Southbury? **The Town does not have a realtor involved with this transaction. The Town is negotiating directly with the current owners of Edgewood.**

Who will get the commission for this? **The Town will not be paying any commissions on this transaction if it occurs. We are not cognizant of any commission agreements between the current owners and any third party.**

ID	21
First Name	Tricia
Last Name	Stewart
Address	894 Peter Rd South
Comments	Why have you not included the taxes paid to Middlebury annually? Why would anyone consider moving forward with this purchase with the pandemic and the state of the Stock market? Why would you believe that there are other bidders for

	Edgewood--common realtor practice? Who is the Realtor representing Southbury? Who will get the commission for this?
--	--

From: George Bertram
Sent: Thursday, April 23, 2020 12:22 PM
Subject: Response to your questions

Dear Ms. Stewart,

Who let the Region 15 tennis courts fall into disrepair? This is a question for Region 15 and outside the purview of this Task Force. The Town and Region 15 operate as discrete governmental entities. They are run by independent Boards and have separate budgets.

Why was this allowed? That's a question for Region 15.

How do you justify that you won't increase bond or taxes for the school district to improve and then justify buying a property in another town? Again, the Town government has no control of the Region 15 budget. In a typical year, you can vote at the annual budget referendum to approve the Region 15 budget or not. The Region 15 budget question, on the ballot, is separate from the Town budget question. Voters can approve both budgets, approve one and reject the other, or reject both.

ID	22
First Name	Tricia
Last Name	Stewart
Address	894 Peter Rd South
Comments	Who let the Region 15 tennis courts fall into disrepair? Why was this allowed? How do you justify that you won't increase bond or taxes for the school district to improve and then justify buying a property in another town? Gross ongoing mismanagement of Parks and Recreation and Region 15 seem to be an underlying, undiscussed concern.

From: George Bertram
Sent: Thursday, April 23, 2020 4:08 PM
Subject: Response to your question

Yes. It has already been done. You can use the links copied below.

[https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Master List of Edgewood Comments - rev 19-4-20-2020.pdf](https://www.southbury-ct.org/filestorage/20556/20567/20580/31615/Master_List_of_Edgewood_Comments_-_rev_19-4-20-2020.pdf)

GB

ID	24 – question about the process and transparency
First Name	Trish
Last Name	Stewart
Address	894 Peter Rd South
Comments	Will you be putting all answers to questions posed by the community into print and share them electronically with all community members?

From: George Bertram
Sent: Thursday, April 23, 2020 4:20 PM
Subject: Response to your question

Rich,

This is an interesting question. However, usage of the High School tennis courts is outside the purview of this Task Force.

I was told that the PHS Tennis Team wasn't able to use these courts and is now traveling to Edgewood.

I have not heard anything about any PHS Phys. Ed. classes going to Edgewood. I don't believe they are being bussed to Edgewood, as that doesn't show up in the Edgewood revenue records.

I'll check on that, and if I'm wrong, I'll get back to you.

As for the Phys. Ed. Tennis program, I don't know if PHS even has one. You'd have to ask someone familiar with Region 15 programming.

Stay Healthy!

GB

ID	30 – question about tennis courts at PHS
First Name	Rich
Last Name	Boritz
Address	401A Heritage Vlg
Comments	The HS tennis courts are not only used by the team but also for Physical Ed classes. What will happen to these physically. ed. classes if the tennis courts are not repaired? Are Phys. Ed. tennis classes bused to Edgewood?

From: George Bertram

Sent: Friday, April 24, 2020 10:43 AM

Subject: Response to your comment on the Edgewood Acquisition

Dear Ms. Travis,

Thanks for your comment.

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

The third snip is taken from slide 5 from our April 13th presentation.

Stay Healthy!

GB

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



EDGEWOOD — 28

NEW 4/6

de

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**



EDGEWOOD — 5

ID	38
First Name	Geri

Last Name	Travis
Address	23 Traditions Blvd
Comments	Excellent presentation tonight! 1. Can imagine our town will be enhanced by the availability of essentially a Town Country Club This should enhance our real estate values and attract young families to our community. 2. What will happen to the current Ballantine property?

From: George Bertram

Sent: Friday, April 24, 2020 10:50 AM

Subject: Response to your question on the Ballantine Pool

Dear Mr. Dos Santos,

Many people have asked about the future of the Ballantine Pool site if we do purchase Edgewood. However, our Task Force has not been charged with answering this question.

The Task Force did recommend that **"A new Task Force be formed to explore future opportunities at Ballantine Park."** The snip shown directly below is taken from the 11-page Recommendation report, which I've attached for reference.

The snip below that is taken from slide 28 of our April 6th presentation. The \$50,000 figure to demolish the pool and the pool house is probably more like \$80,000. Demolition is but one option to consider.

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Stay Healthy!

GB

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NEW 4/6

de

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



EDGEWOOD — 5

ID	36 – question about plans for Ballantine
First Name	David
Last Name	Dos Santos

Address	98 Wolf Pit Dr
Comments	If The purchase of Edgewood goes forward, what would be the plan for Ballantine?

From: George Bertram
Sent: Friday, April 24, 2020 11:09 AM
Subject: Response to your question

Dear Ms. Templeton,

The Town isn't rushing the decision on Edgewood. We're essentially following the recommendation outlined in your comment.

We can't hold a referendum until the Governor allows one. Currently, our understanding of the Governor's Executive Order is that we are barred from holding referendums or Town Meetings.

I figure that we need to make a final decision on whether or not to hold a referendum by June 20th since it takes almost a month to mail our absentee ballots.

In related news, the Governor shifted the tentative date of the Presidential Primary to August 11th. It was initially slated for April, then moved to June, now it's August. I'm not holding my breath on the August date, either.

In my estimation, the BoS will end up having to make the vote, and that will likely happen sometime in mid-July. That's speculation, but that's all we can do at this point.

Stay Healthy!

GB

ID	40 – delay the vote
First Name	Vivian
Last Name	Templeton
Address	1008 Bullet Hill Rd
Comments	If we have until 7/31, why is the Town rushing the vote? Why not wait until the summer when we hopefully can assemble for a referendum? If conditions don't change, you can still do a vote without the electors.

From: George Bertram
Sent: Friday, April 24, 2020 11:34 AM
Subject: Response to your comment

Dear Ms. McGahren,

I've copied a snip from one of our financial spreadsheets related to Edgewood, and it's shown below. As this one is a work in progress, it's not available for viewing on the Town website yet.

The left side of the sheet shows Current membership numbers for Ballantine and Edgewood.

The right side of the sheet shows the anticipated membership Retainage for the New Edgewood, under the Town of Southbury, along with projected fees and resultant revenues.

The Task Force feels that these numbers are very conservative and that we will do better in actuality. Please note that this is a draft document and that any of the numbers shown are subject to revision.

We are planning to hold a fourth Public Presentation on Edgewood, sometime in early to mid-May. The focus of this Presentation will be the membership numbers, financial projections, and the system of governance we are proposing. The Task Force feels that we can run Edgewood as a self-sustaining operation, and still offer lower fees to our residents.

Stay Healthy!

GB

Type	Current			New		
	Ballantine	Edgewood	Combined	Retainage	Fee	Total
Resident Family Pool Pass	85	115	200	200	350	70,000
Resident Individual Pool Pass	2	2	4	2	170	340
Resident Senior Pool Pass	24	24	48	24	110	2,640
Resident Adult Day Pass 100Days	1,030		1,030	1,000	10	10,000
Resident Child Day Pass 100 day	809		809	800	7	5,600
Resident scholarship	-		-	50	200	10,000
Swim Lessons	1	1	2	1	15,880	15,880
Swim Team	1	1	2	1	10,000	10,000
Non-Resident Family Pool Pass	8	235	243	160	800	128,000
Non-Resident Individual Pool Pass	2	-	2	-		-
Non-Resident Adult Day Pass	98	-	98	-		-
Non-Resident Child Day Pass	64	-	64	-		-
Non-Resident Senior Pool Pass	4	-	4	-		-
Flex Pass	5	-	5	-		-
Tennis only membership		75	75	75	150	11,250
Tennis events USTA, Junior League		6	6	6	3,000	18,000
Region		1	1	1	20,000	20,000
Post University		1	1	1	11,000	11,000
Total	2,133	461	2,594	2,321		312,710

ID	42 – questions the financial analysis
First Name	Allison
Last Name	McGahren
Address	18 Turrill Brook Drive
Comments	In the financial impact statement, how are you calculating the \$312,710 estimated revenue? The projected pool membership fees/day pass fees are only \$124,460. Even if you assume the current Edgewood tennis revenue that brings the total to \$150,088. I don't see how the Edgewood pool can be self-supporting and it appears that it will operate at a much larger loss than Ballantine currently does.

From: George Bertram
Sent: Friday, April 24, 2020 11:56 AM
Subject: Response to your question

Dear Mr. Blizman,

Short term, the closing of Ballantine's Pool and Pool House would cost virtually nothing. It's currently closed for the Winter season. The site is presently appropriately fenced for insurance purposes, so there is no need for additional fencing.

If it were to be permanently closed, which is likely to be the case over the next year or so, the Town would first secure the facility as we do for every winter, then we would attempt to figure out what to do with that site, long term.

The costs for demolishing the pool and the pool house have been estimated at \$50,000, \$80,000, and \$150,000. We won't know for sure until we go out for bids.

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
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- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



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
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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**



EDGEWOOD — 5

Stay Healthy!

GB

ID	43 – costs to close Ballantine Pool – wants to know
First Name	Michael
Last Name	Blizman
Address	57 Tuttle road
Comments	If I missed it, my apologies, but what would the cost be to close the Ballantine Pool facility as if not being used would be left as a liability issue. These costs need to be factor into the purchase of Edgewood.

From: George Bertram

Sent: Friday, April 24, 2020 12:06 PM

Subject: Thanks for your comment

Dear Mr. Bang,

Thanks for your comment.

Stay Healthy!

GB

ID	46
First Name	Byunghoon
Last Name	Bang
Address	1424 Bucks Hill Road
Comments	I endorse the swimming pool.

From: George Bertram

Sent: Friday, April 24, 2020 1:52 PM

Subject: Response to your comment

Dear Ms. Beecher,

The Task Force has obtained estimates from three different architectural design firms, all with significant experience with the construction of Municipal swimming pools.

They estimated the cost to rebuild Ballantine's pool and pool house, which is not a simple project.

The estimates from all three are shown below. **The average of the three is \$4,119,425.**

The Task Force is confident that this number is real. This is not a one or two million dollar project, as some have said on Social Media.

FYI – I've attached some of the backup documentation related to these estimates.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

Stay Healthy!
GB

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The**

cost to replace the pool at Ballantine has been estimated at \$3,700,000. It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, and more likely for two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

- Edgewood's Pool Area is 4,914 square feet – Ballantine's Pool Area is 4,604 square feet
- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine
- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season
- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
- A 5,312 square foot, ADA compliant Pool House – the Pool House at Ballantine is 1,640 square feet and is not ADA complaint
- An 800 square foot gym with a full range of cardio and strength training equipment within the Pool House
- A full commercial kitchen to support a snack bar
- Six USTA grade Tennis Courts – these courts are also used for Pickleball
- Two heated Paddle Tennis Courts
- A full-sized, outdoor Basketball Court
- A large Playscape for kids
- A beach volleyball court
- Extensive Lighting for night time activities
- Edgewood has 159 Parking Spaces – Ballantine Pool has 62 Parking Spaces, with limited room for expansion
- Full ADA compliance throughout the facility

Some cost information to consider:

- Ballantine pool will cost about \$4,119,000 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.

- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>

The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st and April 6th informational meetings. <https://www.southbury-ct.org/edgewood>

ID	47 – wants to rebuild Ballantine – thinks our costs are inflated
First Name	Jennifer
Last Name	Beecher
Address	605 Reservoir Rd
Comments	I feel strongly that we should restore the Southbury Town Pool and not buy Edgewood. Our community can not afford to lose an entire pool. The numbers you have here seem incredibly inflated. We need to get more quotes. A pool house costs more than an entire home in Southbury? That seems suspicious. The Southbury Town Pool is a wonderful addition to our community, and it should be restored.

From: George Bertram

Sent: Friday, April 24, 2020 4:36 PM

Subject: Response to your questions

Dear Ms. Judson,

Below is my response to your questions.

Where is the money coming from to pay the annual taxes and other fees to the Town of Middlebury without raising our taxes?

We've reviewed their financial records, and we find that Edgewood has been operating at a respectable profit. The reasons for their success are many:

1. Edgewood has substantial revenue from its Tennis programs and court rentals.
 - a. Edgewood' USTA certified courts are in demand by teams and experienced players
 - b. Ballantine does not have a Tennis-based revenue stream.
2. Edgewood charges more per member than Ballantine.
 - a. Family Membership at Ballantine in 2019: \$290 per season
 - b. Family Membership at Ballantine in 2020: \$320, if we have a season
 - c. Family Membership at Edgewood: \$1,100 per season
 - d. Folks are willing to pay the over three times higher price at Edgewood, because of the amenities offered and the quality of the experience.

- e. Proposed Southbury Family Membership fee at Edgewood if we acquire it: \$350
- 3. Edgewood has more Family memberships than Ballantine.
 - a. Edgewood has more family memberships from Southbury than Ballantine.
 - i. Number of Southbury Family Memberships at Ballantine: 85
 - ii. Number of Southbury Family Memberships at Edgewood: 115
 - b. Edgewood has more Family Memberships from towns other than Southbury.
 - i. Edgewood Family Memberships from outside Southbury: 235
 - ii. Ballantine Family Memberships from outside Southbury: 8
- 4. However, the owners also pay themselves a substantial salary every year, so much of their higher revenues come back to them as a profit.

If the Town was operating Edgewood, we don't have to pay out the earnings to an owner, so we can reduce rates for the members, and still operate in the black.

Middlebury taxes are not insignificant but are more than covered by the extra revenues. You can't judge the merits of an opportunity by looking at one line item on the expense ledger. You have to judge its merits by looking at the total net revenue picture.

Question 2: why has Ballantine park been running a loss?

The total revenues from memberships and day passes were lower than the total expenses by \$90,044.

The most significant expense by far, at Ballantine, was the lifeguard costs.

Last year, lifeguards cost \$121,700 at Ballantine.

The total costs to operate Ballantine last year were \$161,990.

Revenues at Ballantine were only \$71,946, hence the \$90K loss.

We could do better if we cut the lifeguard expense, but we don't see any way that Ballantine could operate in the black.

	A	B	C	D	E	F	G	H	I	J
1			Southbury membership proposal							
2										
3			Type	Current				New		
4				Ballantine	Edgewood	Combined		Retainage	Fee	Total
5			Resident Family Pool Pass	85	115	200		200	350	70,000
6			Resident Individual Pool Pass	2	2	4		2	170	340
7			Resident Senior Pool Pass	24	24	48		24	110	2,640
8			Resident Adult Day Pass 100Days	1,030		1,030		1,000	10	10,000
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10			Resident scholarship	-		-		50	200	10,000
11			Swim Lessons	1	1	2		1	15,880	15,880
12			Swim Team	1	1	2		1	10,000	10,000
13			Non-Resident Family Pool Pass	8	235	243		160	800	128,000
14			Non-Resident Individual Pool Pass	2	-	2		-		-
15			Non-Resident Adult Day Pass	98	-	98		-		-
16			Non-Resident Child Day Pass	64	-	64		-		-
17			Non-Resident Senior Pool Pass	4	-	4		-		-
18			Flex Pass	5	-	5		-		-
19			Tennis only membership		75	75		75	150	11,250
20			Tennis events USTA, Junior League		6	6		6	3,000	18,000
21			Region		1	1		1	20,000	20,000
22			Post University		1	1		1	11,000	11,000
23										
24			Total	2,133	461	2,594		2,321		312,710

Sometime in early to mid-May, the Task Force will hold another public presentation to review the proposed revenue and expense models for Edgewood, if we acquire it.

Stay Healthy,

GB

ID	31 – financial questions
First Name	Krista
Last Name	Judson
Address	475 Berkshire Rd
Comments	Where is the money coming from to pay the annual taxes and other fees to the Town of Middlebury without raising our taxes? Question 2: why has Ballentine park been running a loss?

From: George Bertram

Sent: Friday, April 24, 2020 5:21 PM

Subject: Response to your questions

Dear Ms. Carter,

The comment about being regionalized already was meant to emphasize the fact that Southbury and Middlebury share a school system, called Region 15. Region 15 was created when the population of Middlebury was higher than the population of Southbury. Both towns were tiny back then, and the school taxes were much lower.

In the current budget, about 68% of the property taxes paid by Southbury taxpayers go to Region 15. If you pay \$5,000 per year in property taxes, \$3,400 of that goes to Region 15. In Middlebury, the percentage to Region 15 is even higher. The point was: since over two-thirds of our property tax dollars currently go to Region 15, we are already "regionalized." Less than a third of our Southbury tax dollars go to operating the Town.

But, to answer your question, Edgewood would be owned by the Town of Southbury. It would not be a regional facility. Southbury residents would be able to join at a lower rate than non-Southbury residents. Middlebury residents would have to pay a significantly higher price. Currently, the plan is to charge Southbury families a rate of \$350 per year. A family in Middlebury would be required to pay \$800 per year. Those rates are not finalized and could change.

If Southbury takes ownership of Edgewood, we would have to pay the Middlebury taxes, just like the current owners. The tax amount would not change. The Middlebury tax is a relatively small factor in the profit/loss situation for Edgewood.

Stay Healthy!

GB

ID	29 – questions about regionalization with Middlebury
First Name	Tara
Last Name	Carter
Address	64 Maple Tree Hill Rd
Comments	Question: If we are "regionalized with Middlebury already," "we are already a region" and "already integrated in Region 15 with Middlebury" per task force comment, will this be a "regional pool?" Will there be no "Middlebury taxes" since we are "regionalized with Middlebury already?"

From: George Bertram

Sent: Friday, April 24, 2020 5:50 PM

Subject: Response to your suggestion

Dear Ms. Scoville,

My understanding is that referendums are currently prohibited by Executive Order from Governor Lamont. The Town is bound to follow these orders.

In any case, this question is outside the purview of the Pool Task Force. I'll forward it to the First Selectman's office.

Stay Healthy!

GB

ID	44
First Name	Bernice

Last Name	Scoville
Address	84 Hollow Swamp Road
Comments	Since we are in the midst of a pandemic, the Town is holding virtual Town meetings online. We can have a virtual referendum/ballot from our homes. Those taxpayers that have the internet can answer a simple yes/no question regarding the purchase. Those people that don't have access can respond by the Town inserting a ballot in the Voices. The person can answer the question, fold the paper in half, tape on three sides and return with the Town's address already preprinted. The names could be verified as they are when voting in person by townhall staff. This way the taxpayers decide. These are tough times and the Town should allow the taxpayers to vote for or against this purchase.

From: George Bertram
Sent: Friday, April 24, 2020 6:37 PM
Subject: Response to your concerns

Dear Mr. Salamone,

The Task Force is currently focused on the questions you ask in your comment. We are working on refining the financial models used to justify the purchase. We are also working on a plan to properly manage the Edgewood facility if we do complete the acquisition.

The Task Force will host a fourth public presentation to review our recommendations, sometime in early to mid-May. We will announce that date well in advance.

If you miss the actual meeting, you can always watch the recordings on YouTube, at your convenience. Also, we'll post our reports and spreadsheets to the Town's Edgewood webpage.

We share your concerns and are working on a plan for management and governance to address them. Our goal is to maintain Edgewood as a well-run club, yet be able to offer Town residents an affordable membership rate.

Thanks for your interest and support!

Stay Healthy!

GB

ID	54 – support for the Edgewood purchase, but wants to know more about post-purchase management
First Name	Frank
Last Name	Salamone
Address	71 Silver Beech Rd
Comments	I watched the stream to the end and endorse purchasing the Edgewood facility. I understand that the current focus is determining the proper decision, but my concern is post decision management. Municipalities normally struggle with "for profit" businesses and I would like to see a plan for managing the facility as a business.

From: George Bertram
Sent: Friday, April 24, 2020 7:50 PM
Subject: Thanks for your comment

Stay Healthy!
GB

ID	49
First Name	Kim
Last Name	Hammesfahr
Address	23 Atwood St
Comments	Our family would love for this to go through with Edgewood! We would be respectful of the property and would attend often!

From: George Bertram
Sent: Friday, April 24, 2020 8:06 PM
Subject: Response to your question

Dear Mr. Dube,

The Edgewood acquisition, if it occurs, would not impact your mill rate. Edgewood would not result in a tax increase, and no bonding is required.

We have more than enough money in our reserve funds to pay for Edgewood. Most of that was already earmarked for the project to rebuild Ballantine's Pool.

We can purchase the Edgewood Sports Complex for a total acquisition cost of \$2,115,000. The cost to rebuild Ballantine's Pool and Pool House is estimated to be \$4,119,425.

Surprising to some, but the cost to acquire Edgewood is half of the cost to rebuild Ballantine. A project to reconstruct Ballantine would require a tax increase.

Stay Healthy!

GB

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

ID	50
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First Name	Daniel
Last Name	Dube
Address	137 Coughlin Dr
Comments	How will this affect property taxes?

From: Daniel Dube
Sent: Friday, April 24, 2020 10:32 PM
Subject: Re: Response to your question

Thank you for the information.

On Fri, Apr 24, 2020 at 8:05 PM George Bertram wrote:

Dear Mr. Dube,

The Edgewood acquisition, if it occurs, would not impact your mill rate. Edgewood would not result in a tax increase, and no bonding is required.

We have more than enough money in our reserve funds to pay for Edgewood. Most of that was already earmarked for the project to rebuild Ballantine's Pool.

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Surprising to some, but the cost to acquire Edgewood is half of the cost to rebuild Ballantine. A project to reconstruct Ballantine would require a tax increase.

Stay Healthy!

GB

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AVERAGE PROJECT ESTIMATE	\$4,119,425

ID	50
First Name	Daniel
Last Name	Dube
Address	137 Coughlin Dr

Comments	How will this affect property taxes?
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From: George Bertram
Sent: Saturday, April 25, 2020 9:54 AM
Subject: Response to your comment

Dear Ms. Howell,

Thank you for your comment.

The initial scope of this Task Force is limited to the current facilities available at Edgewood. Those facilities do not include a teen center.

There are expansion possibilities at Edgewood. We could consider a teen center in the future, but one is not in the current plan.

Stay Healthy!

GB

ID	61 – issues with troublesome teens
First Name	Julie
Last Name	Howell
Address	61 Russian Village Rd
Comments	only will support this purchase if you can make this a year-round facility for youth. The pick-up trucks parking and racing in the K-Mart plaza (Don't know the real name) is not good. It is not safe to shop there after dark, and the police do not respond when called to break it up. It is time this town have a real youth center with late hours for teens.

From: George Bertram
Sent: Saturday, April 25, 2020 10:17 AM
Subject: Response to your question

Dear Mr. Bieluch,

The membership fee structure for the Edgewood Sports Complex is still under discussion and debate. Nothing has been finalized.

However, at this time, our Task Force recommends that some sort of membership fee be required for access to any of Edgewood's amenities.

For example, it would be difficult to restrict access to the Pool if access to the Basketball Courts were unrestricted.

The Task Force will hold a fourth online Public Presentation, sometime in early May, to review the estimated membership numbers, fees, and financial projections.

We'll post a meeting notice well in advance.

Stay Healthy!

GB

ID	66 – question about fees
First Name	Jonathan
Last Name	Bieluch
Address	150 Fox Run Drive
Comments	Will a pass be required for access to all amenities (tennis courts, basketball, etc.), or will the fee only be required for pool access? Thank you

From: George Bertram
Sent: Saturday, April 25, 2020 10:26 AM
Subject: Response to your comment

Dear Mr. Vossbrink,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for the Town.

Stay Healthy!

GB

ID	63
First Name	Adam
Last Name	Vossbrinck
Address	198 cooper hill rd.
Comments	Yes, my family supports the purchase of Edgewood and are excited about the possibility

From: George Bertram
Sent: Saturday, April 25, 2020 10:29 AM
Subject: FW: Response to your comment

Dear Ms. Selmani,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for the Town.

Stay Healthy!

GB

ID	67
First Name	Gezime
Last Name	Selmani

Address	278 Lakeside Road
Comments	Purchase it. Very nice asset for Southbury and reasonable priced too

From: George Bertram
Sent: Saturday, April 25, 2020 10:56 AM
Subject: Response to your question

Dear Ms. Pullano,

I've attached a document that shows the "relative score" of the comments we've received to date. I've also attached an image of the cover sheet of this document, below.

Per the comments, the Pro-Edgewood vote is 2.3 times greater than the Anti-Edgewood vote. Would this ratio hold in a referendum? One can only speculate.

The membership fee structure for the Edgewood Sports Complex is still under discussion and debate. Nothing has been finalized.

However, our preliminary fee structure includes a **Resident Senior Pool Pass** for \$110 per year, and a **Resident Adult Day Pass** for \$10. Again, the fee structure is still under discussion.

The Task Force will hold a fourth online Public Presentation, sometime in early May, to review the estimated membership numbers, fees, and financial projections.

We'll post a meeting notice well in advance. Thanks for supporting the recommendation of our Task Force!

Stay Healthy!
GB

Summary of Online Responses

Date: April 20, 2020

Category of Response	Number of people/families responding	Percentage of Total	Comments
Support Edgewood Purchase	80	46.5%	People or families clearly supporting purchase
Support Fixing Ballantine	22	12.8%	Responders who clearly want to reject Edgewood and fix Ballantine
Strongly support Southbury Pool, indifferent about location	15	8.7%	Very strong Southbury Pool supporters, but indifferent on Edgewood versus Ballantine; some would like even more investment in Southbury Pool Infrastructure at either location
Opposed to Edgewood purchase on other grounds	19	11.0%	Opposed to Edgewood Purchase for various reasons including: Town should not be spending money on a pool during COVID crisis Town members can use Newtown CC - why do we need a town pool? We definitely should not proceed without public referendum
Informational Comments/Questions (no clear preference)	36	20.9%	Informational comments & requests to be addressed in meetings and/or in online responses
	172	100.0%	We have received 220 posts so far but some people have posted many times

Approve of Edgewood Purchase	95	55.2%	Combines those who strongly approve with those who want a town pool strong but indifferent about location
Not Okay with Edgewood Purchase	41	23.8%	Combines those who strongly want to keep the pool at Ballantine or do not want to pursue Edgewood for other reasons (e.g. don't want to spend money on any pool right now)
Undecided/Neutral	36	20.9%	People who did not express clear preference, just asked for clarifications or made informational observations
	172	100.0%	

ID	68
First Name	Monica
Last Name	Pullano
Address	563B Heritage Village
Comments	<p>I thought the presentation was so much excellent, very clear, and thorough. Financially and with the addition of so much to our recreation areas, it seems like a win to purchase this property. I would be interested in knowing how the Southbury families view the purchase as they would be the ones to pay for and utilize the facilities most.</p> <p>As a Single Sr. I wonder if there will be an opportunity to utilize the facility at a daily rate or reduced from the \$350 purposed family rate/yr.</p> <p>Thank you! Great job!</p>

From: George Bertram
Sent: Saturday, April 25, 2020 11:08 AM
Subject: Response to your comment

Dear Mr. Veccharelli,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

Stay Healthy!
GB

ID	70
First Name	Daniel
Last Name	Veccharelli
Address	37 Painter Road
Comments	I am totally behind this purchase! Do it! It will be great for our town!

From: George Bertram
Sent: Saturday, April 25, 2020 11:22 AM
Subject: Response to your comment

Dear Mr. Kane,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- Board of Finance: 6 Yes – 0 No to approve funding for Edgewood
- Strategic Planning Commission: 9 Yes – 0 No to endorse the acquisition of Edgewood
- Planning Commission: 5 Yes – 1 No
- Park & Rec Director, Michael Ganem
- Economic Development Director: Kevin Beilmeier

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GB

ID	71
First Name	Sean
Last Name	Kane
Address	173 West View Rd
Comments	I am all for this acquisition. It makes absolutely no fiscal sense to rehabilitate the Ballantine infrastructure for MORE money than it will cost to acquire Edgewood. The facility is ADA compliant, has additional useful infrastructure beyond the pool like tennis and pickleball courts, it's a no brainer.

From: George Bertram
Sent: Saturday, April 25, 2020 11:31 AM
Subject: Response to your comment

Dear Ms. Schick,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- Board of Finance: 6 Yes – 0 No to approve funding for Edgewood
- Strategic Planning Commission: 9 Yes – 0 No to endorse the acquisition of Edgewood
- Planning Commission: 5 Yes – 1 No
- Park & Rec Director, Michael Ganem
- Economic Development Director: Kevin Beilmeier

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GB

ID	76
First Name	Eva
Last Name	Schick
Address	212 Patriot Road
Comments	Our family is in full support of the town purchasing Edgewood.

From: George Bertram

Sent: Saturday, April 25, 2020 11:35 AM

Subject: Response to your comment

Dear Mr. Tavino,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- Board of Finance: 6 Yes – 0 No, to approve funding for Edgewood
- Strategic Planning Commission: 9 Yes – 0 No, to endorse the acquisition of Edgewood
- Planning Commission: 5 Yes – 1 No
- Park & Rec Director, Michael Ganem
- Economic Development Director: Kevin Beilmeier

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GB

ID	77
First Name	Ed
Last Name	Tavino
Address	44 Charter Oak Rd
Comments	Our family supports the town of Southbury to purchase Edgewood Bath and Tennis Club

From: George Bertram
Sent: Saturday, April 25, 2020 11:40 AM
Subject: Response to your comment

Dear Ms. Montague,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- **Board of Finance:** 6 Yes – 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes – 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes – 1 No
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	72
First Name	Michelle
Last Name	Montague
Address	242 Curt Smith rd.
Comments	Buy Edgewood.

From: George Bertram
Sent: Saturday, April 25, 2020 11:53 AM
Subject: Response to your comment

Dear Mr. Sarart,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- **Board of Finance:** 6 Yes – 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes – 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes – 1 No
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!
GB

ID	73
First Name	Arthur
Last Name	Wallace
Address	302 Carriage Dr
Comments	Great for the community. Makes total sense. Southbury needs this.

From: George Bertram
Sent: Saturday, April 25, 2020 12:14 PM
Subject: Response to your question

Dear Ms. Shay,

The membership fees have not been finalized, but the Task Force is recommending a Membership fee for a Southbury family of \$350 per year.

We project the membership fee for a family not living in Southbury at \$800 per year.

The current family fee for Edgewood is \$1,000 per year.

Thanks for taking the time to respond.

Stay Healthy!
GB

ID	74 – question about the cost of a family membership
First Name	Patty
Last Name	Shay
Address	170 Chestnut Tree Hill Road
Comments	What is the estimated cost for a family membership?

From: George Bertram
Sent: Saturday, April 25, 2020 12:30 PM
Subject: Response to your comment

Dear Ms. Shapiro,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and individuals :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	79
First Name	DAWN
Last Name	SHAPIRO
Address	352 Lakeside Road
Comments	Our family supports the purchase of Edgewood Bath and Tennis Club

From: George Bertram
Sent: Saturday, April 25, 2020 12:35 PM
Subject: Response to your comment

Dear Ms. Bedard,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	78
First Name	Janine
Last Name	Bedard
Address	182 Grey Rock Road
Comments	The Edgewood facility would be a great addition to our town recreation facilities!

From: George Bertram
Sent: Saturday, April 25, 2020 12:39 PM
Subject: Response to your comment

Dear Ms. Hirschauer,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood

- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	75
First Name	Catherine
Last Name	Hirschauer
Address	411 carriage drive
Comments	I think this a wonderful idea and something that town would really benefit from!!

From: George Bertram
Sent: Saturday, April 25, 2020 12:43 PM
Subject: Response to your comment

Dear Mr. Stewart,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	65
First Name	PAUL
Last Name	STEWART
Address	423 Dublin Road
Comments	Get it done! Edgewood would be a great addition to the town.

From: George Bertram
Sent: Saturday, April 25, 2020 12:47 PM
Subject: Response to your comment

Dear Ms. Leonetti,

Thanks for supporting the recommendations of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	64
First Name	Kim
Last Name	Leonetti
Address	353 Beecher Dr
Comments	I think it would be a wonderful addition to the town!

From: George Bertram
Sent: Saturday, April 25, 2020 12:57 PM
Subject: Response to your comment

Dear Ms. Papiro,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

First Name	Maria
Last Name	Papiro

Address	182 West View Rd
Comments	I am 100% in support of any move that maintains aquatics in our community. I have seen dozens of young swimmers begin their careers at swim lessons and summer swim team, only to go on to become all-conference, all-state, and college swimmers. We need to continue to provide swim programs for our youngest to our oldest swimmers not only indoors in the winter, but more importantly, outdoors in the summer. The intrinsic value that aquatics adds to one's life, and to the value of our town is priceless.

From: George Bertram
Sent: Saturday, April 25, 2020 1:03 PM
Subject: Response to your comment

Dear Ms. Dumont,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	52
First Name	Camille
Last Name	Dumont
Address	90 Old Woodbury Rd.
Comments	I am in complete support of the town buying the Edgewood club. Are youth and teens as well as adults and seniors, desperately need a pool for fun and exercise.

From: George Bertram
Sent: Saturday, April 25, 2020 1:09 PM
Subject: Response to your comment

Dear Ms. Nielsen,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
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- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	56
First Name	Carole
Last Name	Nielsen
Address	61 Little York Road
Comments	Hello - I fully support the purchase of Edgewood! My daughter started swimming as a Summer Shark as a 5-year-old at Ballentine. She is now a Freshman at PHS swimming varsity. Her success as a swimmer is a direct result of the town pool. Since she was little, my daughter has wanted to be a lifeguard at Ballentine and teach younger children to love swimming as much as she does. When I told her about the possible Edgewood purchase - she was thrilled. I have no doubt that any family who has utilized the town pool will feel the fame. Thank you, Carole Nielsen

From: George Bertram

Sent: Saturday, April 25, 2020 1:13 PM

Subject: Response to your comment

Dear Ms. Funderburk,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	55
First Name	Leigh
Last Name	Funderburk
Address	167 Bridle Path Rd
Comments	I am emailing you today to let you know that I am in support of the purchase of Edgewood. Our children have been a part of PAC as well as Summer Sharks. We have also used the summer pool at Ballentine for social gatherings for the kids. Whether it is the new site or the old site, our town needs a pool! So many of us have utilized the pool over the years, and to be without one would be heartbreaking. Thank you for listening!

From: George Bertram

Sent: Saturday, April 25, 2020 1:17 PM

Subject: Response to your comment

Dear Ms. Queenan,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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GB

ID	53
First Name	Bernadette
Last Name	Queenan
Address	75 Stonegate Drive
Comments	We voice our support for the Edgewood Pool...Our 3 sons learned how to swim over the past 10 years through the park and rec, and our youngest has thoroughly

	enjoyed swimming for the Sharks swim team! Thank you for looking out for doing what's economically best for our town and our taxpayer dollars!
--	--

From: George Bertram
Sent: Saturday, April 25, 2020 1:21 PM
Subject: Response to your comment

Dear Ms. Marro,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	45
First Name	Serena
Last Name	Marro
Address	151 Settlers Hill Rd
Comments	Me and my family loved the Ballantine pool and would like to continue swimming for many years. Whether is be a new pool or Edgewood I am for a pool for the residents to use.

From: George Bertram
Sent: Saturday, April 25, 2020 1:35 PM
Subject: Response to your comment

Dear Ms. Mengold,

I heard the terrible news last year, and I am saddened for the tragic loss of Logan. You have my deepest condolences.

Thank you for supporting the Task Force's recommendations regarding Edgewood.

Stay Well!

GB

ID	51
First Name	Kristen
Last Name	Mengold
Address	511 Old Waterbury Rd
Comments	<p>I am writing in support of the purchase of the Edgewood Bath & Tennis Club. Our town needs a pool, and this property provides a wonderful opportunity for our community to gather and swim, play tennis, shoot hoops, and enjoy each other's company.</p> <p>This town has an amazing swim community, and my two sons have benefited greatly from the PAC swim program, and the Southbury Sharks swim team. After the passing of my 8-year-old son, Logan, last February the swim community rallied around us and supported us. Both PAC and the Shark swim program helped my older son to get back into a routine, be with his friends, exercise, and have fun. The pool was a great escape for us, as it is for many.</p> <p>Our town needs a pool and a place that is inclusive for all members of our community. I believe Edgewood would provide that. Please move forward with the purchase of Edgewood. Thank you.</p>

From: George Bertram

Sent: Saturday, April 25, 2020 1:48 PM

Subject: Response to your comment

Dear Ms. Ferreira,

A year-round swimming option would be nice to have. However, that question is beyond the purview of our Task Force. We were charged to evaluate the pros and cons of acquiring Edgewood.

We are currently faced with the loss of Ballantine's pool, which is about 50 years old, and beyond repair, according to the experts. Fifty years is about the life span of a municipal pool.

So, the question we were facing is whether to rebuild Ballantine, buy Edgewood, or just not have a Town pool once Ballantine fails. Our Task Force reviewed these options and agreed that acquiring Edgewood was the best option. We see Edgewood as an exciting opportunity for Southbury.

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	48 – wants a year-round pool option
First Name	Meredith
Last Name	Ferreira
Address	108 Amos White Road
Comments	A pool is an important part of my kid's life. They both swim for PAC in the winter and swim for Edgewood in the summer. We need to ensure that our community has a place to swim year-round.

From: George Bertram
Sent: Saturday, April 25, 2020 2:50 PM
Subject: Response to your comment

Dear Ms. Cedor,

I'm told that the Edgewood Pool could be covered like the one operated in Brookfield by the YMCA. A year-round swimming option would be nice to have. However, that question is beyond the purview of our Task Force. We were asked to evaluate the pros and cons of acquiring Edgewood. We are currently faced with the loss of Ballantine's pool, which is about 50 years old, and beyond practical repair, according to the experts. Fifty years is about the life span of a municipal pool.

So, the question we were facing is whether to rebuild Ballantine, buy Edgewood, or just not have a Town pool once Ballantine fails. Our Task Force reviewed these options and agreed that acquiring Edgewood was the best option. We see Edgewood as an exciting opportunity for Southbury. To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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ID	59 – question about a bubble over the pool for year-round use
First Name	Kristin
Last Name	Cedor
Address	867 Hulls hill rd.

Comments	looking forward would, or could the Edgewood pool have a bubble over it? Like the pool in Brookfield so that it could be used in the winter?
-----------------	--

From: George Bertram
Sent: Saturday, April 25, 2020 8:08 PM
Subject: Thanks for your comments and support

Dear Mr. Gray,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
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- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

Stay Healthy!

GB

ID	131
First Name	John
Last Name	Gray
Address	21 Patriot Road
Comments	<p>Many thanks to the Ad-hoc Pool Committee for their diligence in vetting the Edgewood and Ballantine projects for our town. Our town runs on volunteers, and their service is appreciated!</p> <p>The plans to upgrade Ballantine are understandably vague because we have no design to send out to bid. Creating a design will cost more money.</p> <p>The easiest way to weight these two options is to ask, "What would Ballantine look like if we put the \$2 million dollar purchase price of Edgewood towards repairing/upgrading Ballantine?"</p> <p>What does a Ballantine pool and pool house look like after \$2 million in repairs and upgrades? If the answer is "not better then Edgewood," then why waste any more on Ballantine? I have a sinking suspicion that \$2 million does not get close to solving the accessibility issues at Ballantine.</p>

From: George Bertram
Sent: Saturday, April 25, 2020 8:20 PM
Subject: Response to your questions

Dear Ms. Duke,

This Task Force was not charged to study the relocation of our Senior Center.

There are no plans in place to move the Senior Center to Edgewood.

It is my opinion that the Edgewood Sports Complex could indeed become a regional community center at some point.

It's not out of the question, but our Task Force was not charged with answering that question either.

Stay Healthy!

GB

ID	127
First Name	Louise
Last Name	Duke
Address	881B Heritage Village
Comments	Should this property become a regional community center in the future, are there plans to move the Southbury Senior Center to it?

From: George Bertram
Sent: Sunday, April 26, 2020 3:56 PM
Subject: Response to your comment

Dear Ms. McGahren,

The Task Force has obtained estimates from three different architectural design firms, all with significant experience with the construction of Municipal swimming pools. They estimated the cost to rebuild Ballantine's pool and pool house, which is not a simple project. The estimates from all three are shown below. **The average of the three is \$4,119,425.**

The Task Force is confident that this number is real. A rebuild of Ballantine is not a one or two million dollar project, as some have said on Social Media. FYI – I've attached some of the backup documentation related to these estimates.

The Task Force feels that acquiring Edgewood and its swimming facilities for \$2,115,000 is the fiscally prudent alternative to replacing the failing Ballantine Pool. If we don't pursue this option, there is a real possibility that the Town will no longer have a pool going forward. Not all of the families in Town can afford the \$1,100 membership fee at Edgewood.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

Stay Healthy!

GB

A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$4,119,425.** It could be more. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, and more likely for two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

- Edgewood's Pool Area is 4,914 square feet – Ballantine's Pool Area is 4,604 square feet
- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine
- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season

- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
- A 5,312 square foot, ADA compliant Pool House – the Pool House at Ballantine is 1,640 square feet and is not ADA complaint
- An 800 square foot gym with a full range of cardio and strength training equipment within the Pool House
- A full commercial kitchen to support a snack bar
- Six USTA grade Tennis Courts – these courts are also used for Pickleball
- Two heated Paddle Tennis Courts
- A full-sized, outdoor Basketball Court
- A large Playscape for kids
- A beach volleyball court
- Extensive Lighting for night time activities
- Edgewood has 159 Parking Spaces – Ballantine Pool has 62 Parking Spaces, with limited room for expansion
- Full ADA compliance throughout the facility

Some cost information to consider:

- Ballantine pool will cost about \$4,119,000 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>

The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st and April 6th informational meetings. <https://www.southbury-ct.org/edgewood>

ID	4
First Name	Allison
Last Name	McGahren
Address	18 Turrill Brook Drive
Comments	If the new estimates to repair Ballantine pool are around \$1M why is the town still pushing to purchase Edgewood. Makes no sense to me. If we are going to continue to have a town pool let's keep the pool in Southbury.

From: George Bertram

Sent: Sunday, April 26, 2020 6:49 PM

Subject: Response to your questions and comments

Dear Ms. McGahren,

Please see the responses to your questions and comments in red.

Why are we buying a pool in another town when less than 1% of town residents use the town pool?

Your question is based on a false premise. Southbury's population is about 19,700. One percent of that 19,700 is 197 people. Per the chart shown below, you can do the math if you wish, but Ballantine users total way more than 197. Also, consider that Swim Lessons are not necessarily taken by member families. Furthermore, the Swim Team consists of about 75 kids, and that's not including the visiting team swimmers that come for meets.

	A	B	C	D	E	F
1			Southbury membership proposal			
2						
3			Type	Current		
4				Ballantine	Edgewood	Combined
5			Resident Family Pool Pass	85	115	200
6			Resident Individual Pool Pass	2	2	4
7			Resident Senior Pool Pass	24	24	48
8			Resident Adult Day Pass 100Days	1,030		1,030
9			Resident Child Day Pass 100 day	809		809
10			Resident scholarship	-		-
11			Swim Lessons	1	1	2
12			Swim Team	1	1	2
13			Non-Resident Family Pool Pass	8	235	243
14			Non-Resident Individual Pool Pass	2	-	2
15			Non-Resident Adult Day Pass	98	-	98
16			Non-Resident Child Day Pass	64	-	64
17			Non-Resident Senior Pool Pass	4	-	4
18			Flex Pass	5	-	5
19			Tennis only membership		75	75
20			Tennis events USTA, Junior League		6	6
21			Region		1	1
22			Post University		1	1
23						
24			Total	2,133	461	2,594

How will the Town manage membership if it exceeds capacity?

The Task Force is presently in the process of developing a management and governance plan for the Edgewood Sports Complex. This plan will establish goals, general policies, a chain of command, and a method for making decisions like this if the need should arise.

It's fair to say since the Town of Southbury will own Edgewood, that Southbury residents will get priority if membership demand exceeds the capacity. Memberships would go first to Southbury residents. After that, selection would be made on a first-come-first-served basis. You snooze, you lose.

On the flip side, if membership is lower than projected, how will you fund the cost of maintaining the Edgewood facility?

In recent years, the Town has subsidized the operation of Ballantine's Pool to the tune of \$90,000 per year. So, it's not unprecedented for the Town to fund this sort of activity through taxpayer dollars. However, our revenue projections, based on the membership history of Edgewood and Ballantine, show that Edgewood is more likely to run at a profit than at a loss.

If Edgewood does require taxpayer subsidies, and the BoF and BoS are unwilling to fund them, the Town has the option to sell Edgewood on the open market. Edgewood is situated outside of Southbury, as we all know, so selling it is a possibility, if the need arose. The Task Force sees that as a low probability event, but also believes that we could recover most of the \$2,115,000 initial investment in a resale.

Will taxes be increased?

Acquiring Edgewood will not increase your property taxes.

If we don't buy Edgewood and subsequently decide to rebuild Ballantine, that decision will mandate a tax increase.

Disappointed that this is being rammed down taxpayers' throats without a vote.

Due to COVID, Governor Lamont has barred CT municipalities from holding Town Meetings or referendums, through an Executive Order. The Task Force has determined that if the Governor lifts this Executive Order on or before June 20th, then we will have sufficient time to organize and hold a referendum before the Option to Purchase expires on July 31st. If the order isn't lifted before June 20th, then the BoS, as elected representatives of Southbury's townspeople, will likely take a vote.

Please note that to date, the Task Force's recommendation to proceed with the Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Summary of Online Responses

Date: April 20, 2020

Category of Response	Number of people/families responding	Percentage of Total	Comments
Support Edgewood Purchase	80	46.5%	People or families clearly supporting purchase
Support Fixing Ballantine	22	12.8%	Responders who clearly want to reject Edgewood and fix Ballantine
Strongly support Southbury Pool, indifferent about location	15	8.7%	Very strong Southbury Pool supporters, but indifferent on Edgewood versus Ballantine; some would like even more investment in Southbury Pool Infrastructure at either location
Opposed to Edgewood purchase on other grounds	19	11.0%	Opposed to Edgewood Purchase for various reasons including: Town should not be spending money on a pool during COVID crisis Town members can use Newtown CC - why do we need a town pool? We definitely should not proceed without public referendum
Informational Comments/Questions (no clear preference)	36	20.9%	Informational comments & requests to be addressed in meetings and/or in online responses
	172	100.0%	We have received 220 posts so far but some people have posted many times

Approve of Edgewood Purchase	95	55.2%	Combines those who strongly approve with those who want a town pool strong but indifferent about location
Not Okay with Edgewood Purchase	41	23.8%	Combines those who strongly want to keep the pool at Ballantine or do not want to pursue Edgewood for other reasons (e.g. don't want to spend money on any pool right now)
Undecided/Neutral	36	20.9%	People who did not express clear preference, just asked for clarifications or made informational observations
	172	100.0%	

Buying a pool should not be a priority right now while in the midst of a pandemic.

We can acquire Edgewood for \$2,115,000. We have that amount in our reserve funds, so we don't have to raise taxes.

Based on three expert estimates, it will cost \$4,119,000 to rebuild the Ballantine Pool and Pool House. Some on the Task Force believe that it is unlikely that an item of expenditure at this level, for just a new pool and bathhouse, would pass the BoF, much less pass at a Town referendum. This amount would require the Town to obtain bonding and would result in a tax increase.

The Option to Purchase Edgewood expires on July 31st. We've asked them to extend the date, but they have refused, stating that they have a backup offer of higher value pending. We cannot verify that a backup option exists or not. The Task Force is concerned about the possibility that Southbury might lose it's access to a Town Pool if we don't take this opportunity to act on the Edgewood proposal.

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GB

ID	3
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First Name	Allison
Last Name	McGahren
Address	18 Turrill Brook Drive
Comments	Why are we buying a pool in another town when less than 1% of town residents use the town pool? How will the Town manage membership if it exceeds capacity? On the flip side if membership is lower than projected how will you fund the cost of maintaining the Edgewood facility? Will taxes be increased? Disappointed that this is being rammed down taxpayers throats without a vote. Manville and the Board of Selectman have lost my support. Buying a pool should not be a priority right now while in the midst of a pandemic.

From: George Bertram
Sent: Sunday, April 26, 2020 8:23 PM
Subject: Response to your question

Dear Ms. De Carli,

The Jones' have told the Task Force that they are selling Edgewood for personal reasons, that compel them to move out of state.

Stay Healthy!
GB

ID	37 – question about why Suzie is selling
First Name	Cathy
Last Name	De Carli
Address	Flag Swamp Road
Comments	Do we know why Edgewood is selling the property?

From: George Bertram
Sent: Sunday, April 26, 2020 8:41 PM
Subject: Response to your comment

Dear Ms. Henion,

The Task Force has obtained estimates from three different architectural design firms, all with considerable proficiency and experience in the construction of Municipal swimming pools. They estimated the cost to rebuild Ballantine's pool and pool house, which is not a simple project. The estimates from all three are shown below. **The average of the three is \$4,119,425.** The Task Force is confident that this number is real. A rebuild of Ballantine is not a one or two million dollar project, as some have said on Social Media. FYI – I've attached some of the backup documentation related to these estimates.

Edgewood, at a projected total acquisition cost of \$2,115,000, offers more amenities for much less. Also, we don't lose any swim seasons if we buy Edgewood. A rebuild of Ballantine would likely shut the Town Pool for two seasons, only one in a best-case scenario.

The Task Force feels that it is essential to keep the existing swim programs going in Town, and we see the purchase of Edgewood as a fiscally responsible way to make that happen.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
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AVERAGE PROJECT ESTIMATE	\$4,119,425

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A few key facts and points of reference:

The Town is considering the acquisition of the Edgewood Bath and Tennis Club, which is located on 100 North Benson Road in Middlebury. It's directly across the road from Region 15's Longmeadow Elementary School. Edgewood is about ½ a mile East of the Southbury/Middlebury town line, and ½ a mile away from Pomperaug High School.

The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$4,119,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, and more likely for two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

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- \$40,000 for Closing Costs
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- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

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- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine

- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season
- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
- A 5,312 square foot, ADA compliant Pool House – the Pool House at Ballantine is 1,640 square feet and is not ADA complaint
- An 800 square foot gym with a full range of cardio and strength training equipment within the Pool House
- A full commercial kitchen to support a snack bar
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- Edgewood has 159 Parking Spaces – Ballantine Pool has 62 Parking Spaces, with limited room for expansion
- Full ADA compliance throughout the facility

Some cost information to consider:

- Ballantine pool will cost about \$4,119,000 to rebuild based on the estimates
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

The following link will take you to the Town website page related to the potential Edgewood acquisition. <https://www.southbury-ct.org/news-feed/?FeedID=5588>

The following link will take you to the website page that contains links to a dozen documents related to Edgewood, and videos to the April 1st and April 6th informational meetings. <https://www.southbury-ct.org/edgewood>

ID	57
First Name	Jolene
Last Name	Henion
Address	972 Georges Hill Road
Comments	We need a community pool. The swim program in Town is one of the reasons we moved here almost 5 years ago. We love the pool in Newtown and always remark on what a shame it is that Southbury has nothing as nice.

From: George Bertram

Sent: Sunday, April 26, 2020 8:46 PM

Subject: Response to your comment

Dear Ms. Masterson,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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ID	80
First Name	Kathleen
Last Name	Masterson
Address	28 Patriot Road
Comments	I strongly support the town purchasing Edgewood Bath and Tennis Club. What a fantastic addition to the town. It is a beautiful, modern facility. The town would be crazy not to take advantage of this incredible opportunity! BUY EDGEWOOD!

From: George Bertram

Sent: Sunday, April 26, 2020 8:50 PM

Subject: Response to your comment

Dear Ms. Johannes,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
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- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director, Michael Ganem**
- **Economic Development Director: Kevin Beilmeier**

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ID	81
First Name	Kathleen
Last Name	Johannes
Address	244 Laurelwood Lane
Comments	We have been members of the Edgewood since it's inception! It has been a great place to take the kids and now playing tennis or pickleball myself!! It has always been very clean and very well run!! I support the purchase!!

From: George Bertram
Sent: Sunday, April 26, 2020 8:55 PM
Subject: Response to your comment

Dear Ms. Waterman,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	83
First Name	Karen
Last Name	Waterman
Address	113 Beacon Hill Dr
Comments	Looks like a great plan. Edgewood looks like a great investment for Southbury!

From: George Bertram
Sent: Monday, April 27, 2020 12:14 PM
Subject: Response to your questions

Dear Mr. Lasewicz,

Thanks for supporting the Task Force's recommendations.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

The Task Force, with assistance from John Michaels, Jeff Manville, and Cindy Harrison, is in the process of producing a policy document that will outline the Edgewood governance process and procedures if we do take possession. The group is currently reviewing the first draft of this document. Once it's finalized, we will present it during a fourth Edgewood related Public Presentation to be held sometime in early to mid-May.

As for Tennis, the Task Force will recommend that the Tennis and Pool programs at Edgewood be run independently to some extent. That means that a Pool member would not have automatic access to the Tennis Courts, and vice versa. We are proposing that there be a separate membership fee for Tennis. That will help keep the courts from clogging up during peak pool hours. Court times would have to be reserved, as they are now.

As for organized use of the non-pool parts of the facility, the Task Force is considering various options that would not only maintain the existing revenue streams from these venues but also to enhance those incomes. The Task Force, based on a detailed study of Edgewood's current income and expense statements, believes that Edgewood will likely generate positive revenue for the Town, even with a reduced family membership fee. As with the Governance Model, the Task Force plans to present their revenue and expense projections at the next Public Presentation to be held in May.

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ID	82
First Name	Paul
Last Name	Lasewicz
Address	115 Luther Drive, Southbury
Comments	Looks to be a facility upgrade that seems to make fiscal sense, so I am in favor of the purchase. I do wonder what is the current thinking on how the facility would be operated (will courts be reserved and monitored?), and what short and long term thinking there is around the organized (as opposed to personal recreational) use of the non-pool parts of the facility?

From: George Bertram

Sent: Monday, April 27, 2020 12:36 PM

Subject: Response to your comment

Dear Ms. Cuoco,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	85
First Name	Beth
Last Name	Cuoco
Address	20 Harvest Lane
Comments	Seems a great idea. We've been members of Edgewood for the past few years. It's a great pool. Seems like a better idea than fixing the town pool.

From: George Bertram

Sent: Monday, April 27, 2020 12:45 PM

Subject: Response to your comment

Dear Ms. Harrison,

The Task Force agrees with you in that our residents should have access to a Town Pool during the summer months.

We see Edgewood as a vastly superior fiscal option than rebuilding Ballantine and as an exciting opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood

- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

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ID	87
First Name	Alyson
Last Name	Harrison
Address	115 Hickory Lane
Comments	Build it or buy it? Either way our community needs a town pool!!!

From: George Bertram
Sent: Monday, April 27, 2020 1:45 PM
Subject: Response to your comments

Dear Ms. Montoro,

Thanks for supporting the recommendation of our Task Force. We see Edgewood as a vastly superior fiscal option than rebuilding Ballantine and as an exciting opportunity for Southbury!

Buying Edgewood will not increase your taxes. Trying to rebuild Ballantine, at the estimated cost of \$4,119,000, would result in a tax increase.

Please note that to date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads :

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral
- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	88
First Name	Marie-Claire
Last Name	Montoro
Address	504 Bagley Road

Comments	I think it's better invested here than by trying to fix the existing pool. This provides more land, space, opportunities etc. I'm only concerned about taxes going up.
-----------------	--

From: George Bertram
Sent: Monday, April 27, 2020 1:49 PM
Subject: Response to your comments

Dear Ms. Smith,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	89
First Name	Kathryn
Last Name	Smith
Address	831 Fish Rock Rd
Comments	Love the idea of purchasing Edgewood. It is a fabulous facility and would be a great asset for the town. Seems like in the long run it would be a cost savings for the town as well.

From: George Bertram
Sent: Monday, April 27, 2020 1:55 PM
Subject: Response to your comments

Dear Ms. Manzer,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	92
First Name	Margaret
Last Name	Manzer
Address	277 Charter Oak Road
Comments	Edgewood is a great facility and will serve the needs of Southbury residents very well! They have a top-notch pool, courts, playground, snack bar, etc. My family has enjoyed many years as members of Edgewood! I support this purchase.

From: George Bertram
Sent: Monday, April 27, 2020 1:59 PM
Subject: Response to your comments

Dear Mr. Manzer,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

Buying Edgewood will not increase your taxes. Trying to rebuild Ballantine, at the estimated cost of \$4,119,000, would result in a tax increase.

Please note that to date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	94
First Name	David
Last Name	Manzer
Address	277 Charter Oak Rd
Comments	Seems like a no-brainer. Edgewood would be fantastic for the town! I wholeheartedly support this proposal

From: George Bertram
Sent: Monday, April 27, 2020 2:20 PM
Subject: Response to your comment

Dear Ms. Bunyan Henry,

The Task Force agrees that our community needs at least one Town Pool, and we see the acquisition of Edgewood as the fiscally responsible way to keep that tradition alive.

Buying Edgewood will not increase your taxes. Trying to rebuild Ballantine, at the estimated cost of \$4,119,000, would result in a tax increase.

Please note that to date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	91
First Name	Laura
Last Name	Bunyan Henry
Address	225 Perkins Road
Comments	We absolutely need a designated town pool.

From: George Bertram
Sent: Monday, April 27, 2020 2:28 PM
Subject: Response to your comment

Dear Ms. Brockett,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	95
First Name	Eugenia
Last Name	Brockett
Address	135 CARRIAGE DR
Comments	The swimming pool, tennis courts and the facility are very much needed in our town and I predict will be an asset to the town to be enjoyed by young and old.

From: George Bertram

Sent: Monday, April 27, 2020 2:33 PM

Subject: Response to your comment

Dear Mr. Sapia,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	96
First Name	Francis
Last Name	Sapia
Address	59e hill place, heritage vlg,
Comments	YES TO THE POOL

From: George Bertram
Sent: Monday, April 27, 2020 3:36 PM
Subject: Response to your comments

Dear Ms. Moore,

I made a Google Maps comparison on the drive time between trips to Ballantine Pool and Edgewood from your 35 Scout Road address. The drive time difference is one minute. Google shows a drive time of 10 minutes to Ballantine and 11 minutes to Edgewood.

Our Task Force did a study on drive times, for Southbury residents, and found that Edgewood resulted in a 1 minute and 58-second increase, for the average resident, compared to Ballantine. Again, that's not a sufficient difference to justify spending a couple of million extra dollars on fixing Ballantine.

You may not want to think about the finances involved here, but as Town leaders, that's a big part of our job. We can buy Edgewood, for a total acquisition cost of \$2,115,000. Rebuilding Ballantine is estimated to cost \$4,119,000. That's nearly double the price of Edgewood, and Edgewood offers so much more, like six USTA grade tennis courts, Pickleball, two paddle tennis courts, a basketball court, a large pool house, and nearly three times the parking.

Also, in my opinion, our Board of Finance and Board of Selectmen are not likely to approve a four million dollar expenditure just to fix Ballantine. The Town Pool is a nice amenity but is used by only a relatively small segment of the population. Heritage Village has four pools. Ten percent of the homes in Town have a backyard pool.

The experts estimate that the Ballantine pool has one and maybe two seasons left. These same experts say that it is not economical to repair the pool at Ballantine. It will require a total rebuild. We have three estimates on the cost to rebuild Ballantine, and the average of the three is \$4,119,000. The issue boils down to money. The Board of Finance has already approved the \$2,115,000 to acquire Edgewood. If we don't buy Edgewood, Southbury may well end up without a Town pool.

I would also mention that the plan for Edgewood membership includes a provision for financial aid to families who can't afford the regular fee. The financial aid options will be discussed at our next public presentation in early May.

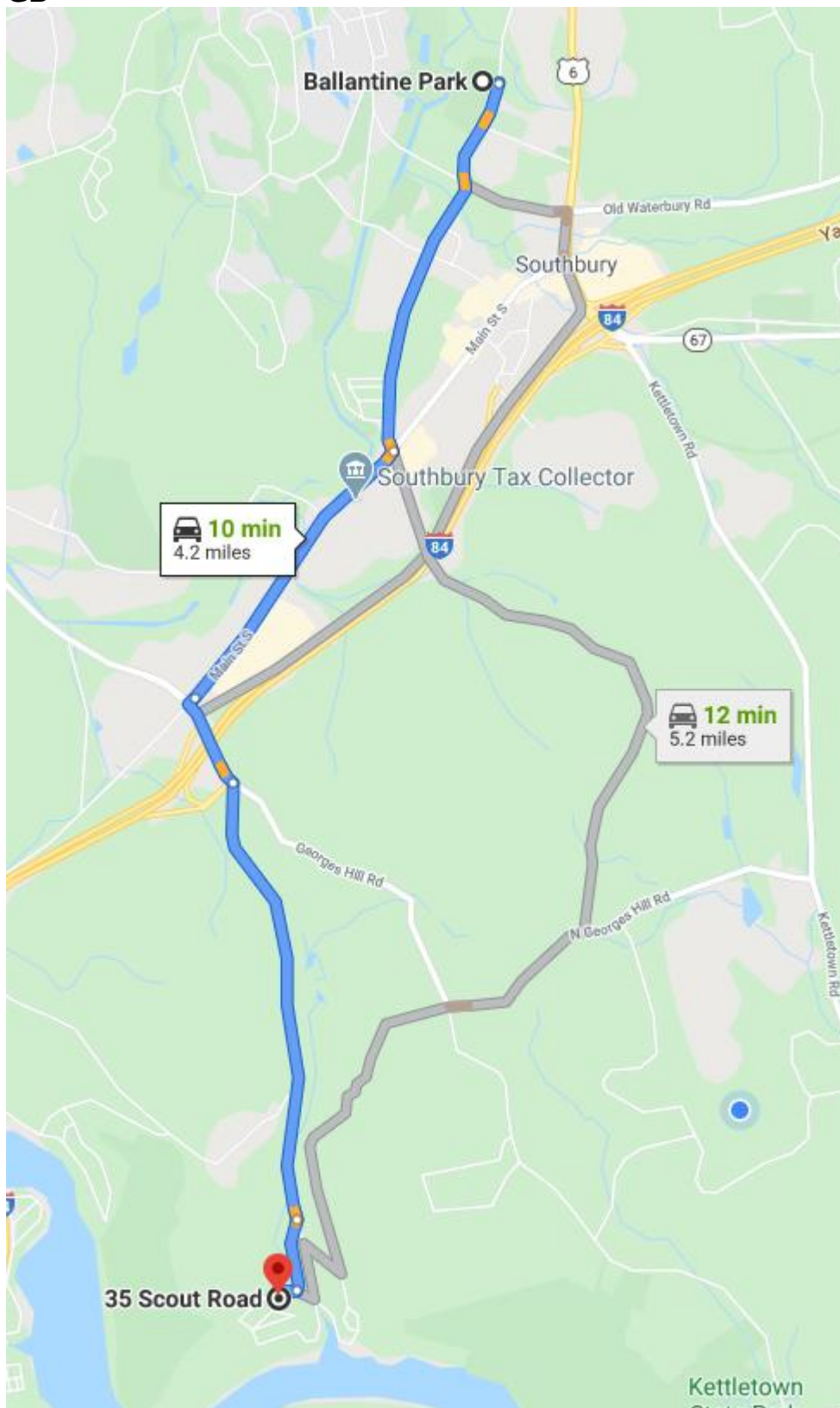
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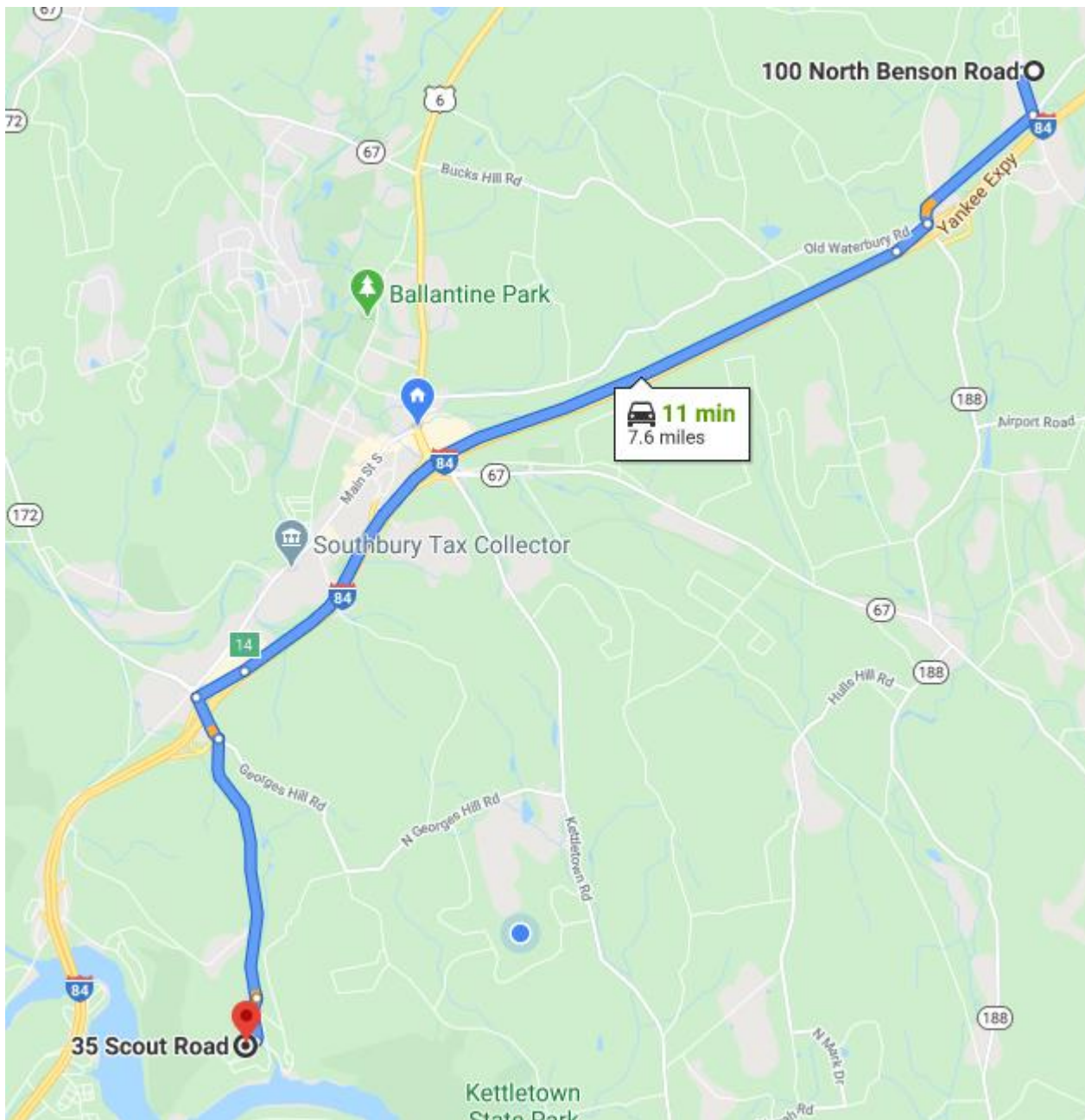
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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood

- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	97- complex questions with distance concerns
First Name	Jessica
Last Name	Moore
Address	35 Scout Rd
Comments	Hello...I am not into politics nor the actual dollar amounts of what this potential purchase will require...what I am into is being a middle-class family surviving here in Southbury living in Lakeside. We are lucky enough to call Southbury our home which we purchased in 2012 (I am from Long Island and my husband is from Newtown) and am having a hard time grasping at the idea of going to Middlebury for a few hours (we have a 4 year old) to enjoy our "town" pool etc. I have used the current pool a few times and I do agree it needs updating for

	<p>many reasons, but yet I also feel it serves its purpose IN this Town. Southbury is known for its wealthy senior population and caters to that demographic leaving the up and coming Southbury middle class to go elsewhere for their family's entertainment. My family is not capable nor willing to pay for the current resident season pass fee for the current pool (we do the daily fee) and firmly believe like others here, the Middlebury location while updated and current, shuts out many in our community. I have written to the Town before regarding our playground here in Lakeside, which is directly in my front yard and finally, is being addressed and is worth the investment. Ideally the pool purchase looks good on paper and when it comes down to real people, with real average opinions, the Middlebury project just does not fit the bill.</p> <p>Sincerely,</p> <p>A 40 something resident who is hopeful to STAY in Southbury to raise her son.</p>
--	--

From: George Bertram
Sent: Monday, April 27, 2020 3:41 PM
Subject: Response to your comment

Dear Ms. Todhunter,

Thanks for supporting the recommendation of our Task Force.

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	98
First Name	Sharon
Last Name	Todhunter
Address	315 Flag Swamp Road
Comments	I love the idea of Southbury Town purchasing Edgewood. It is a beautiful facility. With neighboring towns such as Newtown and their new recreation facilities it makes sense for the town to be able to enjoy a newer updated place to enjoy.

From: George Bertram
Sent: Monday, April 27, 2020 3:50 PM
Subject: Response to your comment

Dear Ms. Fernandez,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	102
First Name	Tania
Last Name	Fernandez
Address	172 Grandview Rd
Comments	Good evening, I would like to take this opportunity to express the importance of a new town pool. My children have been using the town pool for over 10 years. My kids are members of the PAC team. We do not have a pool at our residence, so the use of the town pool is essential for practice over the summer. The town pool also brings together friends and families. We love all the activities available at the town pool. My son is now a high school student part of the Pomperaug swimming team. His love for swimming began as young as five years old. The young lifeguards at the town pool dedicated their time and patience to help my child be the swimmer he is today. The purchase of Edgewood club will help the continuation of preparing our future swimming athletes. Please don't deny my 9-year-old the benefit of becoming a great swimmer just like her bother. The town pool has been part of our lives and part of some wonderful memories. I'm looking forward to making some more at Edgewood Club.

From: George Bertram
Sent: Monday, April 27, 2020 4:10 PM
Subject: Response to your questions and comments

Dear Ms. Carter,

Our Task Force made a drive time comparison for the average Southbury resident and found that the drive time only increased by 1 minute 58 seconds. Again, that was an average based on the population distribution. Many folks assume that the drive time to Edgewood is much longer than to Ballantine, but that's not the case for many.

For example, from your address, Google Maps shows that your drive time to Edgewood is the same as your drive time to Ballantine, at 10 minutes. When folks hear that Edgewood is in Middlebury, they think it's in the middle of the town. That is not the case. Edgewood is right on the border of Southbury, literally across the street from Longmeadow Elementary School.

As for walking to the pool, with traffic the way it is, I don't see many folks or kids walking much in town. I see people walking the sidewalks along Main Street, but not out on the back roads to Ballantine. Nor do they use bicycles much anymore. Sadly, those days are in the past.

As for a teen center, that's never been discussed as a part of this Task Force. Teens can undoubtedly become members of Edgewood, but I have not heard of any plans for a center. There has been mention of a Community Center, but nothing specifically for teens. Anyway, talk of a Community Center is premature.

The main reason we are interested in Edgewood is that our Town pool at Ballantine Park is at the end of its life. It has one season left, and maybe two. The concrete of the pool structure is deteriorating. It's 50 years old. That's about the life span of a commercial pool. Our Task Force is working to realize a cost-effective way to offer a Town Pool to our residents that don't have a private pool in their backyards.

Southbury has had a Town Pool for about fifty years. We are trying to maintain that tradition and perhaps even enhance it in a fiscally responsible manner. However, the Ballantine Pool is at the end of its life. It can't be realistically repaired, and replacement costs are in the four million dollar range. We have estimates from three different engineering firms, all with substantial experience with municipal pool construction, on what it would cost to rebuild Ballantine's pool. Those estimates are shown in the snip below. **The average is \$4,119,425.**

Another option is to purchase the Edgewood Sports Complex for a total acquisition cost of \$2,115,000. Edgewood offers more amenities for half the cost of rebuilding the Ballantine Pool. That's the option that our Task Force is recommending. To continue to sponsor a Town pool, we feel that Edgewood is the fiscally responsible option, as it will not raise taxes. A rebuild of the Ballantine pool will result in a tax increase. It would not be a significant increase, but an increase nonetheless.

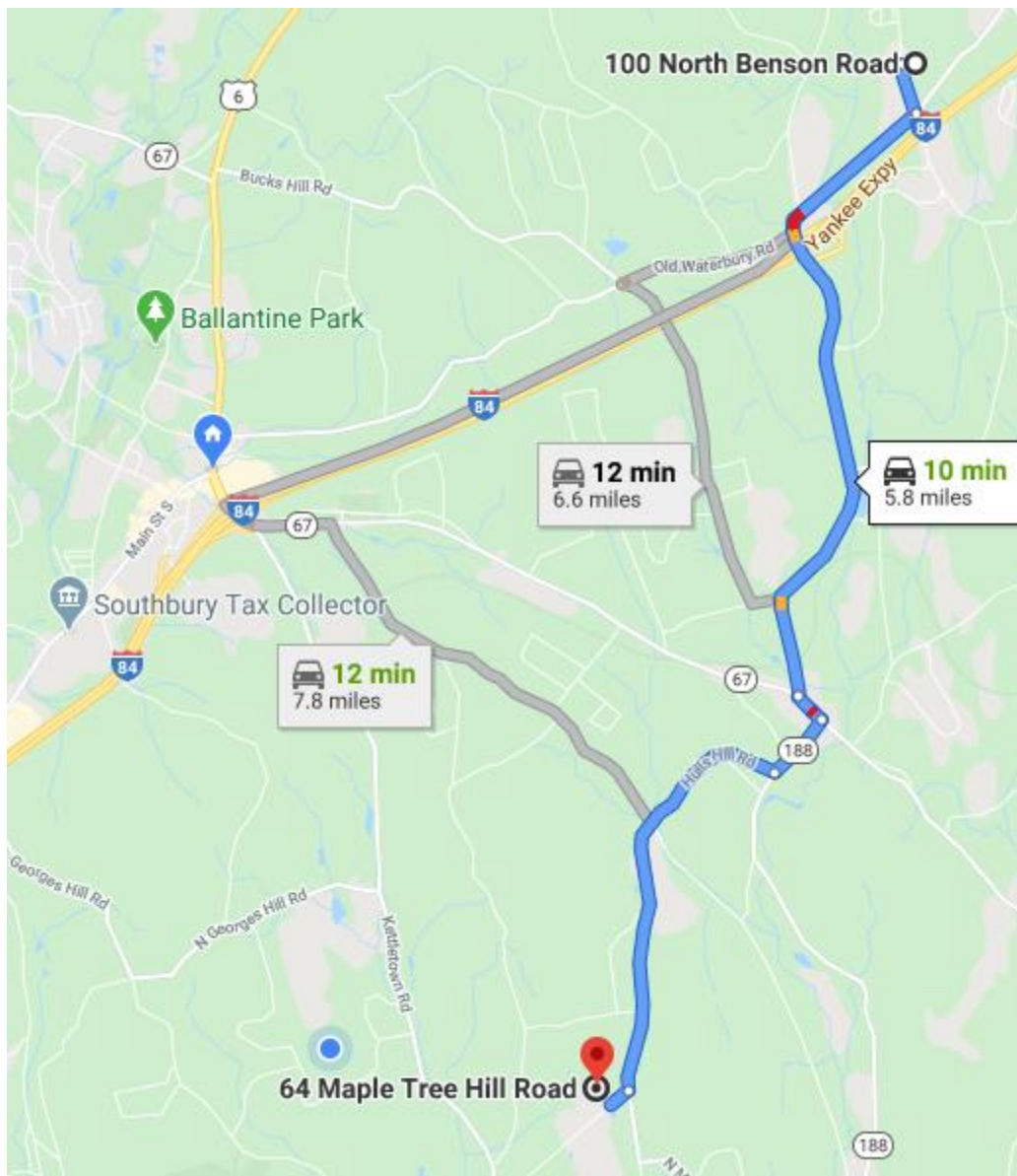
We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

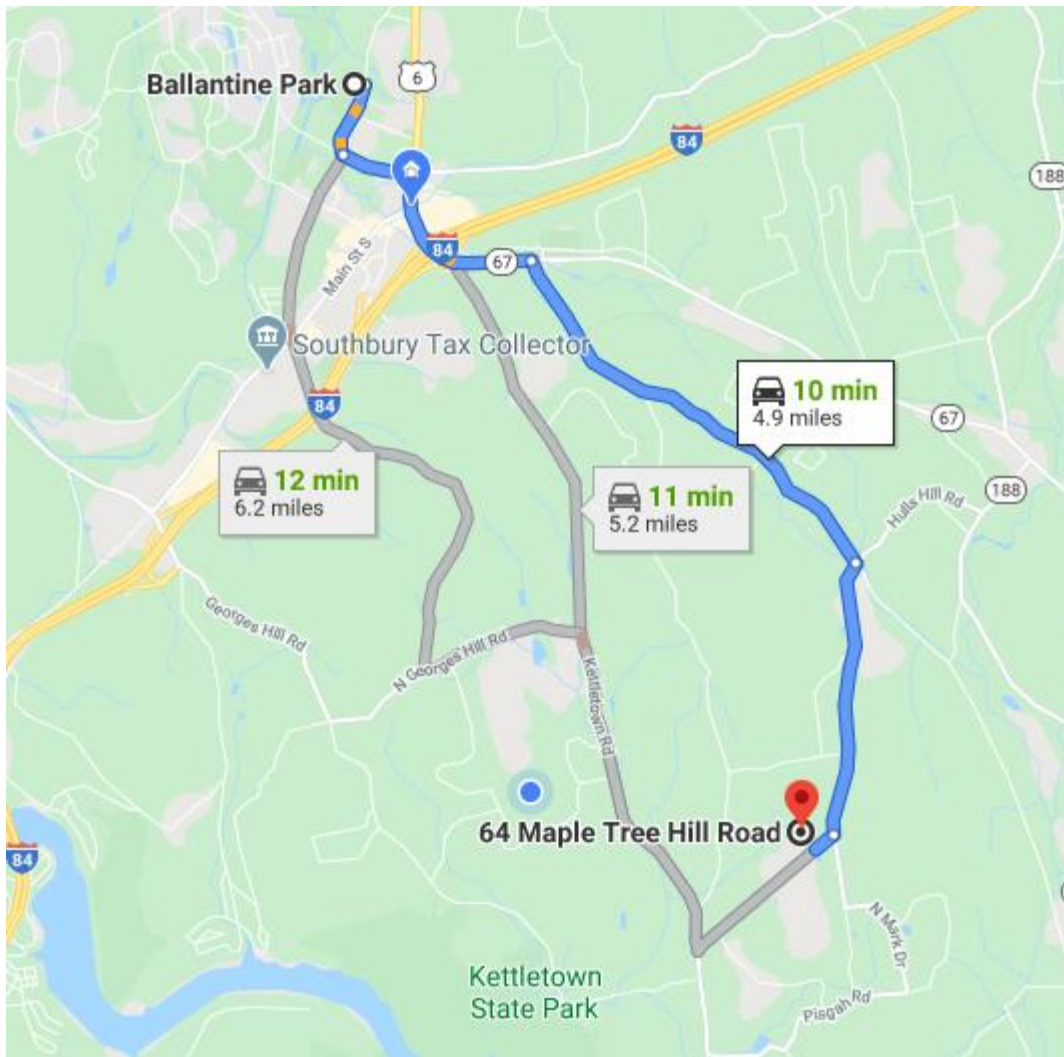
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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	103 – distance issues
First Name	Tara
Last Name	Carter
Address	64 Maple Tree Hill Rd
Comments	Please share how resident concerns about the inconvenience in getting to Edgewood was considered? Being so far from the center of town, how would adolescents of age to be able to get to the pool? Walk? And if a community or center is considered at this location down the road, how would teens be able to get there? Essentially, why would we consider moving services for our adolescents outside of our community and a significant inconvenienced distance from the center of town?

From: George Bertram
Sent: Monday, April 27, 2020 4:54 PM
Subject: Response to your question

Dear Mr. Hartman,

Our Task Force is proposing that the fees for Middlebury residents be significantly higher than for Southbury residents. For example, our Task Force is proposing a family membership fee for Southbury residents at \$350 per year. The proposed rate structure would have a Middlebury family pay \$800 per year. Note that the current family membership fee for Edgewood is \$1,100 per year, and that applies to both Middlebury and Southbury residents. There will be a similar non-Southbury resident markup on the rates for the Tennis memberships.

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	107 – fee question
First Name	James
Last Name	Hartman
Address	691 Georges Hill Rd
Comments	Will the proposed Edgewood facility be made available to Middlebury residents? Will there be a different fee compared to Southbury residents?

From: George Bertram

Sent: Monday, April 27, 2020 5:01 PM

Subject: Response to your comment

Dear Ms. Dugas,

Thanks for supporting the recommendation of our Task Force.

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	109
First Name	Melanie
Last Name	Dugas
Address	136 Fox Run Dr
Comments	Although we love the cozy feel of Ballantine park, there seems to be a tremendous value and greater opportunities for families to enjoy what Edgewood would offer for the price. We are in favor of this purchase.

From: George Bertram

Sent: Monday, April 27, 2020 5:05 PM

Subject: Response to your comment

Dear Mr. Jaramillo,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	110
First Name	Jorge
Last Name	Jaramillo
Address	94 Elaine Dr
Comments	Excellent idea for a much needed facility for children as well as adults.

From: George Bertram

Sent: Monday, April 27, 2020 5:09 PM

Subject: Response to your comment

Dear Ms. McConnon,

Thanks for supporting the recommendation of our Task Force.

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	111
First Name	Liz
Last Name	McConnon
Address	123 BRITIANI RD.
Comments	I think this would be great for Southbury residents! Edgewood is a great place, and the town would be lucky to have this for our town pool.

From: George Bertram

Sent: Monday, April 27, 2020 5:15 PM

Subject: Response to your comment

Dear Mr. Guinipero,

Thanks for supporting the recommendation of our Task Force.

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- **Economic Development Director:** Kevin Beilmeier

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ID	114
First Name	John
Last Name	Guinipero
Address	10 Tuttle Rd
Comments	Hello: I am in complete favor of acquiring the Edgewood facility. We are in desperate need of more facilities Like Edgewood and an acquisition of this sort "catapults" that facility need process. This would be a big win for our community! -John Guinipero

From: George Bertram

Sent: Monday, April 27, 2020 5:25 PM

Subject: Response to your comment

Dear Ms. Barrett,

Thanks for supporting the recommendation of our Task Force. We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

As for memberships and fees, the Task Force is working on that, and we will present our proposals at a Public Presentation sometime in early May. I can tell you that Southbury residents will get priority over residents from other Towns.

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Economic Development Director:** Kevin Beilmeier

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ID	115
First Name	Martha
Last Name	Barrett
Address	110 West Gilbert Rd
Comments	Totally in favor! The youth of this town have been I need of recreational activities.for years. I am also TOTALLY not in favor of selling permits to anyone

not living in Southbury and Middlebury! I don't want anyone from these towns turned away because too many out of town people are there

From: George Bertram
Sent: Monday, April 27, 2020 5:36 PM
Subject: Response to your comments

Dear Ms. Lemay,

Thanks for supporting the recommendation of our Task Force. We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

Southbury has had a Town Pool for about fifty years. We are trying to maintain that tradition and perhaps even enhance it in a fiscally responsible manner. However, the Ballantine Pool is at the end of its life. It can't be realistically repaired, and replacement costs are in the four million dollar range. We have estimates from three different engineering firms, all with substantial experience with municipal pool construction, on what it would cost to rebuild Ballantine's pool. Those estimates are shown in the snip pasted below. **The average is \$4,119,425.**

A better option is to purchase the Edgewood Sports Complex for a total acquisition cost of \$2,115,000. Edgewood offers more amenities for half the cost of rebuilding the Ballantine Pool. That's the option that our Task Force is recommending. To continue to sponsor a Town pool, we feel that Edgewood is the fiscally responsible option, as it will not raise taxes. A rebuild of the Ballantine pool will result in a tax increase. It would not be a significant increase, but an increase nonetheless.

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Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
<u>Weston and Sampson</u>	<u>\$4,650,000</u>
AVERAGE PROJECT ESTIMATE	\$4,119,425

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ID	116
First Name	Jennifer
Last Name	Lemay
Address	575 Bucks Hill Rd.
Comments	<p>Good day,</p> <p>I am reaching out to share that for my family, a pool accessible to Southbury residents is extremely important.</p> <p>I have a stepson with needs which truly require his being able to swim as frequently as possible. In the colder months, we accomplish this for him through Panther Aquatic Club, which he is fortunately a teammate of. In the summer, we frequent Ballentine's pool and we often pay extra to have friends from Middlebury join us.</p> <p>It would be devastating to see this end.</p> <p>I support either the purchase of Edgewood or the reconstruction of the existing pool. It is well worth the investment for the health & wellbeing that swimming provides to all members of our town.</p> <p>Thank you for your consideration.</p>

From: George Bertram

Sent: Monday, April 27, 2020 5:44 PM

Subject: Response to your comment

Hi Bill,

I hope that you are doing well, and many thanks for supporting the recommendation of our Task Force.

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- **Economic Development Director:** Kevin Beilmeier

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ID	117
First Name	William
Last Name	Spencer

Address	779 Old Field Rd
Comments	Buy it! This is an historic opportunity let's not forego it. This would be a great acquisition for the town.

From: George Bertram
Sent: Monday, April 27, 2020 7:46 PM
Subject: Response to your comment and question

Dear Mr. Evans,

Thanks for supporting the recommendation of our Task Force. We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

Since Ballantine will close if and when we acquire Edgewood, the Town will have to figure out what to do with it. The experts tell us that it only has one or two years left before it starts to fail. Initially, we'll secure it like we do every winter season. This Task Force is recommending that another ad hoc Task Force be explicitly formed to recommend a course of action for the future of the Ballantine pool site. It could become a splash pad, a skate part, a smaller lap pool, or maybe another full-size pool. I can't predict the outcome of that process.

**Stay Healthy,
GB**

ID	121 – Middlebury Resident
First Name	Chris
Last Name	Evans
Address	162 old Watertown rd.
Comments	As a Middlebury resident I strongly support the decision to purchase Edgewood. My kids have been swimming with Southbury park and rec and PAC for 6 years now. Just do some research and see how successful the Brookfield YMCA and Cheshire Pools are and you will see this is a wise investment. Esp. with how popular swimming is in this area. There has been a wait list to join PAC for the past 6 years. What is to come of the Southbury town pool if the Edgewood deal goes through? I would love to see the Town keep it up and running.

From: George Bertram
Sent: Tuesday, April 28, 2020 10:54 AM
Subject: Response to your comment

Dear Mr. Patsis,

Thank you for submitting your comments. I'd like to respond to your concerns one by one. My comments are in red.

Location far for Southburian use. Southburians will not drive to Middlebury-too far.

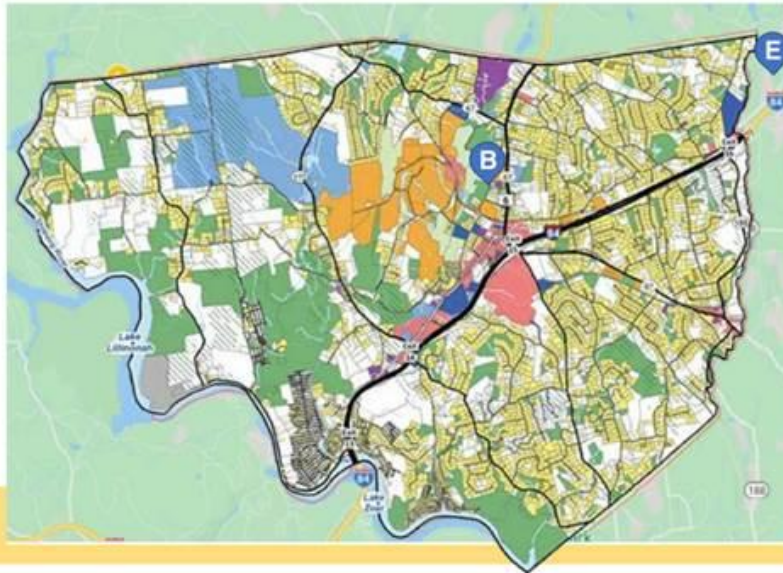
The facts go against your argument. The Task Force did a study of drive times between Ballantine and Edgewood. The test showed that the average Southbury resident would experience a drive time increase of fewer than two minutes going to Edgewood as compared to

Ballantine. I think the actual number was 1 minute and 58 seconds. That includes the folks who live out in the Purchase.

Edgewood is directly across the street from Longmeadow Elementary School, which is attended by a lot of Southbury kids. Edgewood is located about ½ mile away from the Southbury border and is easy to access from Route 188 and I-84. It's in a convenient location.

Our Task Force does not see the increased drive time as a big issue for most Southburians. Also, please consider the fact that Edgewood currently has about 40% more Southbury family memberships than Ballantine, at over three times the cost per membership. Why would that be the case if the drive time was an issue?

Why Purchase Property in Middlebury?



Southbury has 4,996 single family homes

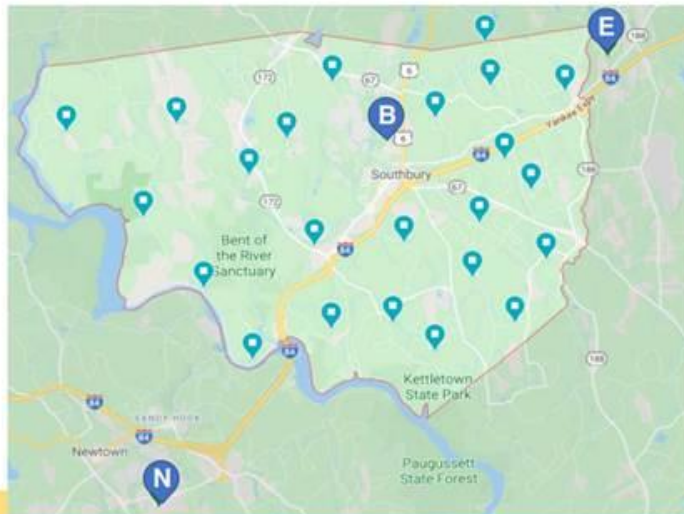
Approximately 65% of those residences are East of Main Street North / Route 6.



EDGEWOOD — 25

NEW 4/6

Why Purchase Property in Middlebury?



When the map is redistributed to the most populated areas, the drive time difference from Ballantine to Edgewood is under two minutes (1:58).

Newtown Community Center is a 4:35 longer drive on average.

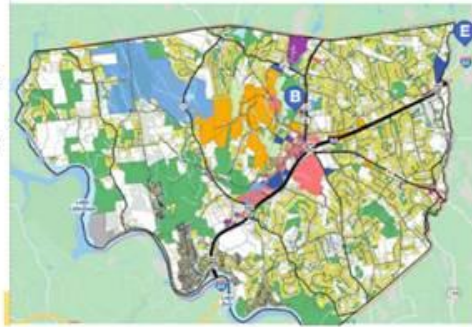


EDGEWOOD — 26

NEW 4/6

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.



EDGEWOOD — 18

Heritage competes with subscribers.

Our Task Force didn't see Heritage as a significant competitor to Edgewood. When Ballantine's Pool is closed, many of Ballantine's current members will likely switch to Edgewood, but some will turn to Heritage. The upcoming closure of Ballantine will likely increase Heritage memberships. Essentially, closing Ballantine means we have one less town pool. Currently, Southburians can use Ballantine, Edgewood, and Heritage. Once Ballantine closes, Southbury families will only have two pools to choose from, Heritage and Edgewood.

Property has high real estate taxes.

The real estate taxes are not high for Edgewood. They are in line with the value of the property. Please consider that the property taxes are only one expense item on the P&L for Edgewood. One cannot make a prudent financial decision on any transaction by only looking at one line item. You have to consider the total package of financial information. In the case of Edgewood, it has many more revenue streams than Ballantine. Edgewood generates enough extra revenue to offset the impact of the increased taxes completely. With Ballantine, the Town of Southbury had to subsidize its operations to the tune of \$90,000 per year, on average. With Edgewood, our conservative financial projections show that it will run at a profit, and not require any subsidies from the taxpayers.

Bad times to purchase, people lost jobs.

Edgewood is available now. We have until July 31st to exercise the option to purchase. The owners of Edgewood have told us that they have a backup offer for a higher price. We also have information that Waterbury is interested in acquiring Edgewood if Southbury doesn't exercise the option.

Edgewood, if we buy it, will be an asset for Southbury for fifty years or more. COVID-19 will not likely be an issue in a year or so, and maybe less. As Town leaders, we can't let the fog of a short term crisis impact our long-term decision making.

DO NOT PURCHASE. Fix Ballantine.

Some cost information to consider:

- **Ballantine pool will cost about \$4,119,000 to rebuild based on three expert estimates**
- The total acquisition cost for the Edgewood Sports Complex under the current Option Agreement is \$2,115,000.
- The cost to build Edgewood, back in 2010, was \$5,300,000. This cost comes from Edgewood's tax returns.
- The estimated cost to build Edgewood in today's dollars is \$6,000,000 to \$6,250,000.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

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A few key facts and points of reference:

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The main reason for our interest is to replace the current Town pool at Ballantine Park, which is fifty years old and has one, maybe two years of operational life remaining. **The cost to replace the pool at Ballantine has been estimated at \$4,119,000.** It could be more. We've seen estimates as high as \$6,000,000. Also, a Pool rebuild is a big project that would leave the Town, and it's fiercely competitive swim teams without a pool for at least one, maybe two seasons.

The Town has signed an Option to Purchase Agreement with the owners of Edgewood for a price of \$2,000,000. The option expires on July 31st. Edgewood's owners have told us that they have a backup offer for a higher price, so we may lose out if we don't exercise our option before it expires. Note that I am unable to verify if there is a backup offer in place or not.

In addition to the \$2,000,000 sales price, the Town has also factored in:

- \$40,000 for Closing Costs
- \$50,000 to resurface the Basketball and Tennis Courts
- \$25,000 for contingency costs
- **These extras bump the acquisition cost of Edgewood to a total of \$2,115,000**

The Edgewood facility, we like to call it a Sports Complex, has a pool, but also comes with the following features and benefits, included in the \$2,000,000 sales price:

- Edgewood's Pool Area is 4,914 square feet – Ballantine's Pool Area is 4,604 square feet
- Edgewood has a zero-entry slope section in the pool – great for seniors and those with limited mobility – nothing like this at Ballantine
- The Edgewood Pool is heated – Ballantine was never heated – heating adds at least four weeks to the swimming season
- Edgewood has 14,250 square foot of concrete decking around the Pool – Ballantine has 6,400 square feet of decking.
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Stay Healthy!

GB

ID	123
First Name	Nicholas
Last Name	Patsis
Address	460 Heritage Rd
Comments	Location far for Southburian use. Heritage competes with subscribers. Property has high real estate taxes. Southburians will not drive to Middlebury-too far. Bad times to purchase, people lost jobs. DO NOT PURCHASE. Fix Ballentine.

From: George Bertram
Sent: Monday, April 6, 2020 2:21 PM
Subject: Exercise Room at Edgewood

Hiedi,
 Yes, the exercise room at Edgewood is currently open year-round, and we plan to continue that option if and when the Town acquires the property. Details like membership fees are TBD. Perhaps it could be offered at no cost to town residents, or maybe there would be a small fee. Again, those details are TBD.

ID	161
First Name	Heidi
Last Name	Kossakowski
Address	50 Lake Ridge Road
Comments	Due to the outdoor exercise trail being taken down at Ewald, would the Edgewood exercise room be open all year round?

Stay Healthy!!
 GB

From: George Bertram
Sent: Tuesday, April 28, 2020 3:10 PM
Subject: Response to your comment

Dear Ms. White,

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Since publishing this information, we've also engaged a fourth Pool Design expert from Pennsylvania, and he concurs with our estimates in the four million dollar range. Municipal Pool projects are not simple. They are expensive projects. Our Task Force has spent considerable time trying to get a handle on what it would cost to rebuild Ballantine. We've engaged top experts in the field, and they all come in at about the same price range. If someone chooses to believe otherwise and participates in a campaign to convince others, I think that that individual is doing a disservice to our community.

As a practical matter, I don't believe that the BoF, the BoS, or Town voters in a referendum would approve a spend of over 4 million dollars just to rebuild Ballantine's Pool. So, the Edgewood vote is a decision on whether or not we should have a Town Pool.

A few key facts and points of reference:

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Stay Healthy!

GB

ID	159
First Name	lj
Last Name	white
Address	1244 Southford road
Comments	At first, I was in support of buying Edgewood, to save \$\$\$. I now have changed my mind. SBY should stay in SBY. Find a way to keep cost down at Ballantine.

From: George Bertram
Sent: Tuesday, April 28, 2020 5:59 PM
Subject: Response to your comment

Dear Ms. Suter,

Thank you so much for your commitment and dedication to our swimming programs in town. It's folks like you that make Southbury the great town that it is. Southbury may not be the "greatest town on earth," but I'm confident that it ranks in the top 100.

Getting back to the matter at hand, my anxiety about the future of a Town pool is genuine, for the following reasons:

- If we walk away from the Edgewood option, then we are faced with the prospect of having to rebuild Ballantine at an estimated cost of 4.1 million dollars.
- Based on the current makeup of the BoS, I don't believe that a 4.1 mil pool project would pass.
- Nor do I believe that a 4.1 million dollar pool project will pass at BoF.
- If we assume that the 4.1 million dollar pool got past the Boards, then it has to go to a Town Meeting or a Referendum.
- Based on the historical record, I don't believe that a Town pool at 4.1 mil would pass in a Southbury referendum.

On the plus side, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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As a practical matter, I don't believe that the BoF, the BoS, or Town voters in a referendum would approve a spend of over 4 million dollars just to rebuild Ballantine's Pool. So, the Edgewood vote is a decision on whether or not we should have a Town Pool.

Stay Healthy!

GB

ID	158
First Name	Lucy
Last Name	Suter
Address	99 Skyview Drive
Comments	The Southbury Town Pool at Ballantine has earned the nickname, "The Greatest Place on Earth." I have had the honor and privilege to be the Co-Pool Director at this facility for the last nine summers. It is imperative that we promote the existence of a pool in Southbury as it is a melting pot for ALL SOUTHBURY COMMUNITY MEMBERS. I have witnessed parents take their babies to their first swim lessons during Parent & Tot lessons. I have watched our incredible lifeguard staff during swim lessons, gain the trust of our newer and more fearful swimmers, helping them become comfortable and happy in the water. I got to be a part of the incredible Summer Sharks Swim Team where our amazing High School and college staff share their love of swimming with novice swimmers and teach them how wonderful the sport is. We host swim meets where family members come together

	<p>to watch their swimmers with pride as they compete for the first time! We have invited seniors to enjoy Senior Splash where they have the pool to themselves for lap swim on Tuesday mornings. We host the famous Middle School Party where over 100 middle schoolers gather to have some wholesome fun in the pool during the summer! We host Family night where any member of the community is welcome to a free of charge night at the pool for swimming and games! We team with Region 15 to host special needs swimming every Thursday. Swimming is a life skill that every member of our community deserves to be exposed too. To dismiss the importance of having a community pool in our town would be a terrible travesty.</p> <p>My four children, husband, and I all FULLY SUPPORT building a new pool or purchasing Edgewood.</p>
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From: George Bertram
Sent: Tuesday, April 28, 2020 7:05 PM
Subject: Response to your comments

Dear Ms. McGahren,

Our understanding, per the advice of our Town Attorney, is that municipal referendums are currently prohibited by Executive Order from Governor Lamont. The Town is bound to follow these orders, and the issue is beyond the purview of our Task Force. If the Governor lifts his ban in time, we will hold a referendum. Despite what some may believe, the BoS isn't rushing the decision on Edgewood. I figure that we need to make a final decision on whether or not to hold a referendum by June 20th since it takes almost a month to mail our absentee ballots.

If the Gov won't allow us to hold a formal referendum, the BoS will end up having to make the vote, and that will likely happen sometime in mid-July. That's speculation, but that's all we can do at this point. In related news, Governor Lamont shifted the tentative date of our Presidential Primary to August 11th. It was initially slated for April, then moved to June, now it's August. I'm not holding my breath on the August date, either.

Please note that the Task Force will hold a fourth Public Presentation on Edgewood sometime in mid-May. This fourth presentation will focus on our Edgewood financial models. We will show the membership projections, anticipated revenue sources, and expenses, along with a projected P&L for several different scenarios. That presentation will probably cover your questions. I can assure you that the membership and revenue projections make sense.

We have not committed to hiring a management company. That is just one option, but I don't see us going with that option.

The \$50,000 estimate to resurface the Tennis Courts came from R&S. I believe that they are the company that Edgewood has recently used to do some court repair work.

As for the Parking lot, the current owner of Edgewood will do most of the repairs at their expense. The Town may opt to apply a chip seal or a micro-surface treatment. Those will extend the life of the asphalt.

I don't see the inclusion of Region 15 fees as misleading. Region 15 is currently paying the owners of Edgewood to use their Tennis Courts. So, that

money goes to them. If the Town buys Edgewood, Region 15 will pay us the same amount. Essentially, the taxpayer money comes back to the taxpayers. Nothing wrong with that. It's better than the money going to a private company.

My understanding is that you and your family are currently Edgewood members. If that is the case, I'm puzzled as to why you are so opposed to this acquisition.

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Stay Healthy!

GB

ID	160
First Name	Allison
Last Name	McGahren
Address	18 Turrill Brook Drive

Comments	<p>would like to go on record that I am opposed to the purchase of Edgewood and think that this purchase needs to go to referendum and not be decided on solely by the BoS and BoF. The presentation on April 1st was full of false and misleading information.</p> <p>Slides 9 & 10 - It is laughable that you would compare the Greenwich and Wallingford town pool projects as "comparable" to fixing Ballantine. The Greenwich complex is significantly larger than Ballantine with 2 large pools and a splashpad and a large clubhouse and boardwalk overlooking the LI Sound. The Wallingford pool is also at least 3-4 times the size of the Ballantine pool.</p> <p>Slide 18 - It is not guaranteed that the pool will have a self-sustaining operating model. That will depend on membership which has been very low for Ballantine and decreasing over the last 5 years at Edgewood. The membership assumptions are that almost half the membership will be out of town members paying \$800. Most of the current non-Southbury Edgewood members are from Newtown and there is no guarantee that they will continue to pay \$800 to maintain their membership once it becomes a municipal property when they have 2 indoor and 1 outdoor pool and a town beach. With unemployment skyrocketing due to the pandemic it is likely that membership will decrease not increase.</p> <p>What will be the cost to pay the management company that will run Edgewood. I didn't see that cost accounted for in the financial impact analysis.</p> <p>Also, did you get bids to confirm it will only cost \$50,000 to resurface the tennis courts and basketball court? What about the parking lot repair costs?</p> <p>It is also misleading to allocate the fees that Region 15 will continue to pay to use the tennis courts as revenue. Where does Region 15 get their money to pay these fees? From us, the taxpayers!</p>
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From: George Bertram

Sent: Tuesday, April 28, 2020 7:25 PM

Subject: Response to your comment

Dear Ms. Thompson,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	171
First Name	Joanne
Last Name	Thompson
Address	146 Pepper Tree Hill Rd
Comments	I would like to thank you for pursuing the option of buying Edgewood. As a family of swimmers we support the town in moving forward with this plan. All of my children spend most of their free time in a pool, whether it be for fun or part of the swim team. We need a place for them to continue this sport and also for adults to be able to use to exercise. We would like to see this purchase go through to support the swimming community we have developed over the years. Thank you!

From: George Bertram
Sent: Wednesday, April 29, 2020 11:07 AM
Subject: Response to your comment

Dear Mr. Manning,

Our Task Force is not tasked with planning or discussing anything related to Ballantine Park. That is totally outside of our charter. However, we have considered some options for the future, if the Ballantine Pool site is closed. Our discussions have been limited to the pool site itself and have not extended to park facilities beyond that.

It seems that a man who recently moved into Heritage Village, claiming to have AIA credentials, has started a Facebook-driven campaign to turn Ballantine into a Community Center. Note that I have been unable to verify his claim of AIA certification.

This man is not associated with our Task Force, his endeavors have nothing whatsoever to do with our task force, he does not speak for the Town or this Task Force, and the Task Force does not endorse or support his suggestions in any way. He has a First Amendment right to express his views and ideas, but his opinions are not those of the Task Force.

As a Selectman, I strongly support the Pomperaug softball program and would not advocate any action that would deprive this group of a playing field.

Stay Healthy!

GB

ID	182
First Name	Chris
Last Name	Manning
Address	81 Lakeside Dr
Comments	Ballantine Park is essential for the Pomperaug girls' softball program. The park is perfect for all we do (practice, tournaments, opening day, etc.). To be replaced by a pool that is only open for 3-4 months is ridiculous

From: George Bertram
Sent: Wednesday, April 29, 2020 11:09 AM
Subject: Response to your comment

Dear Ms. Callahan,

Our Task Force is not tasked with planning or discussing anything related to Ballantine Park. That is totally outside of our charter. However, we have considered some options for the future, if the Ballantine Pool site is closed. Our discussions have been limited to the pool site itself and have not extended to park facilities beyond that.

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As a Selectman, I strongly support the Pomperaug softball program and would not advocate any action that would deprive this group of a playing field.

Stay Healthy!

GB

ID	183
First Name	Kelly
Last Name	Callahan
Address	91 carriage dr
Comments	I read the article in voices re turning Ballantine fields into a pool. my daughter plays travel softball for Pomperaug. this would destroy the program as this is where most of the games take place. Absolutely opposed to this idea as this softball program is a family and this park is instrumental in its continuance.

From: George Bertram
Sent: Wednesday, April 29, 2020 11:13 AM
Subject: Response to your comment

Dear Mr. Ambrosio,

Our Task Force is not tasked with planning or discussing anything related to Ballantine Park. That is totally outside of our charter. However, we have considered some options for the future, if the Ballantine Pool site is closed. Our discussions have been limited to the pool site itself and have not extended to park facilities beyond that.

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As a Selectman, I strongly support the Pomperaug softball program and would not advocate any action that would deprive this group of a playing field.

Stay Healthy!

GB

ID	186
First Name	Jason
Last Name	Ambrosio
Address	14 Kyle's Way
Comments	I read an article about possibly getting rid of the softball fields for a new pool at Ballantine Park. I really hope that is not being considered. It is a horrible idea that would greatly impact the Pomperaug softball program. I believe he said diamond in the ruff when referring to Ballantine Park. Don't ruin the 2 diamonds that are already there.

From: George Bertram

Sent: Wednesday, April 29, 2020 11:18 AM

Subject: Response to your comment

Dear Mr. Mackenzie,

Our Task Force is not tasked with planning or discussing anything related to Ballantine Park. That is totally outside of our charter. However, we have considered some options for the future, if the Ballantine Pool site is closed. Our discussions have been limited to the pool site itself and have not extended to park facilities beyond that.

It seems that a man who recently moved into Heritage Village, claiming to have AIA credentials, has started a Facebook-driven campaign to turn Ballantine into a Community Center. Note that I have been unable to verify his claim of AIA certification.

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As a Selectman, I strongly support the Pomperaug softball program and would not advocate any action that would deprive this group of a playing field.

Stay Healthy!

GB

ID	187
First Name	Andrew
Last Name	Mackenzie

Address	348 Beecher Drive, Southbury
Comments	Some discussion have been about using the softball fields at Ballantine Park for a new pool location. These fields are constantly used by Travel and Park & Rec softball teams. There are league tournaments played here as well. So, if these fields were an option to be used. I would want to know what location these fields would be moved to? That should include dugouts and bleachers as well. I would expect softball to receive the same support as baseball receives. Just because a pool can fit somewhere does not mean that location is a fit.

From: George Bertram
Sent: Wednesday, April 29, 2020 11:24 AM
Subject: Response to your comment

Dear Ms. Tilford,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	188
First Name	Amy
Last Name	Tilford
Address	171 Old Woodbury Rd
Comments	Having a town pool is one of the reason we bought a house in Southbury. Once Edgewood was built, we joined and have been members ever since. The Edgewood facility is far better than the town pool and will be less expensive than redoing Ballentine Park Pool. I 100% support the town in purchasing of the Edgewood property. Regards, Amy Tilford

From: George Bertram
Sent: Wednesday, April 29, 2020 11:28 AM
Subject: Response to your comment

Dear Ms. Blizman,

Thanks for supporting the recommendation of our Task Force.

We see Edgewood as an exciting yet fiscally responsible opportunity for Southbury!

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	189
First Name	Wendy
Last Name	Blizman
Address	57 Tuttle rf
Comments	The Edgewood purchase provides a solution to the aging town pool at a cost that will not affect resident taxes but provides ongoing aquatic opportunities with no seasons lost. Please consider the purchase of Edgewood

From: George Bertram

Sent: Wednesday, April 29, 2020 11:35 AM

Subject: Response to your comment

Dear Ms. Haas,

Thanks for supporting the recommendation of our Task Force.

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury!

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	193
First Name	Sara
Last Name	Haas
Address	83 Lum Lot Road
Comments	I fully support purchasing Edgewood or updating the town pool. My 10-year-old son is on the swim team and it is a wonderful discipline for him. We need to keep kids active and busy and off their iPads. Swimming promotes health. Having a town pool available can only benefit Southbury whether people have kids on the swim team or not. Thank you

From: George Bertram

Sent: Wednesday, April 29, 2020 1:23 PM

Subject: Response to your comment

Dear Ms. Keegan,

Thanks for supporting the recommendation of our Task Force.

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury!

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	199
First Name	Cindy
Last Name	Keegan
Address	169 D Heritage Village
Comments	I am in favor of the Town of Southbury, CT. purchasing Edgewood Pool and Recreational Complex. The Edgewood Pool & property has lots of potential- it will be money well spent!

From: George Bertram
Sent: Wednesday, April 29, 2020 1:27 PM
Subject: Response to your comment

Dear Ms. Gee,

Thanks for supporting the recommendation of our Task Force.

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury!

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	201
First Name	Patricia
Last Name	Gee
Address	839b Heritage Village
Comments	My husband and I went to see and looked all around the pool and amenities and thought it was amazing for the families of Southbury!!! We live in the village and look forward to bringing grandchildren on occasion on a day pass!!! This is the nicest pool/ park and we think will be a draw for new families to Southbury!!! Win win!!!

From: George Bertram
Sent: Wednesday, April 29, 2020 1:31 PM
Subject: Response to your comment

Dear Mr. Ruggiero,

Hi Joe, and thanks for supporting the recommendation of our Task Force.

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury!

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	197
First Name	Joseph
Last Name	Ruggiero
Address	245 Skyview Drive, Southbury
Comments	I support the purchase of the Edgewood facility. Economically, it is a no brainer given the purchase price and its value. While some folks are concerned about management costs, I would suggest the town already knows how to efficiently run a facility with a pool (ex. Ballantine Park) and has been doing so for many, many years. Another asset of this facility is that it is very close to the Southbury/Middlebury line, and has the potential to become a successful regional asset that can be shared by both Southbury and Middlebury residents. Middlebury doesn't currently have a pool, only Lake Quassapaug swimming area, and we could open it up to their residents as well thereby making the facility potentially self-supporting via a higher "non-resident" fee or other arrangement with Middlebury. The potential for this place is too great. Please exercise the option and purchase it. In the long run everyone will be glad it happened.

From: George Bertram
Sent: Wednesday, April 29, 2020 1:45 PM
Subject: Response to your comment

Dear Ms. Carnes,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	220
First Name	Jennifer
Last Name	Carnes
Address	15 CARRIAGE DR
Comments	I think it is important for the families of Southbury to have access to a town pool. I support the town purchase of the Edgewood facility for the new town pool. I support the community tradition of a town pool and the recreation of swimming. Respectfully submitted, Jen Carnes

From: George Bertram

Sent: Wednesday, April 29, 2020 2:02 PM

Subject: Response to your comment

Dear Mr. and Mrs. Galus,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

We see the benefits and cost advantages of Edgewood as outweighing the fact that it's in Middlebury. Fortunately, Edgewood is close to I-84 and Route 188, so travel times aren't much of an issue unless you live way up in the Purchase.

It's beyond the scope and charter of this Task Force, but it's entirely possible that the Ballantine Pool site may become a new pool, even after the acquisition of Edgewood. I'm not endorsing that idea, but more than a few people have suggested it. Southbury, with a Town population of

20,000 people, might be okay with a second Town pool. It is something to be considered, and I would not rule it out.

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	218
First Name	Ann Marie & Michael
Last Name	Galus
Address	333 Luna Trail Ext.
Comments	The pool at Ballantine was so important to our family during the summer. For family recreation, summer sharks when our children were younger, and later for summer PAC competitive swimming. Although I truly wish a pool build could be worked out in our own town (and not in Middlebury so far from the center of our town), I strongly believe that a pool is an asset to our community and would support this purchase so that our swimmers (some of the best in the state!) could stay competitive and families would also have the benefit of recreation.

From: George Bertram

Sent: Wednesday, April 29, 2020 2:06 PM

Subject: Response to your comment

Dear Mr. Cavanaugh,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!
GB

Edgewood Purchase...Do it!



jcav48

To ○ George Bertram

This seems like an excellent solution to the pool issue. I'm only one voter, but I say "Do It!"

John Cavanaugh
Purchase Brook Rd

From: George Bertram
Sent: Wednesday, April 29, 2020 2:38 PM
Subject: Response to your comments

Dear Mr. Atkinson,

I can assure you that none of our Task Force recommendations were made in jest.

As for taxes, since Edgewood is located in Middlebury, we would have to pay their property tax. If its any consolation, over 70% of Middlebury's property tax receipts to directly to Region 15, to fund the school budget. In any case, the property taxes on Edgewood are only a percentage of the total expenses required to run the facility.

On the plus side, the revenues generated by Edgewood are more than enough to cover the tax bill. Edgewood offers many more ways to generate revenue than Ballantine.

We anticipate that Edgewood will run in the black, and make money for the Town, going forward. In contrast, the operation of the Ballantine Pool required over \$90,000 in subsidies from the taxpayers in Southbury, just to keep it going last year. Ballantine has required a taxpayer allowance for many years. You can't judge an economic or financial decision by only considering one line item on the expense ledger. You have to evaluate it by looking at the whole package.

As for letting the Town Pool go to s**t, that is not the case. Ballantine's pool has been operating for nearly fifty years. Our Task Force has spoken to many pool experts, and they all say that fifty years is the average life-span of a municipal pool. Some last longer and some don't. By all accounts, the Town did a decent job of maintaining Ballantine over the years.

As for commerce, our Task Force doesn't believe that the Ballantine pool had any significant impact on local commercial activity. As for Edgewood, there are no stores nearby, except for Patty's Pantry and the gas station off exit 16, and both are located in Southbury. Neither Edgewood or Ballantine are commercial drivers. On the plus side, Edgewood has a snack bar and a liquor license. Ballantine had neither. I don't believe that Ballantine even had vending machines.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

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- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

From: Matthew Atkinson

Sent: Friday, April 17, 2020 1:35 PM

Subject: Re: Edgewood Ad Hoc Task Force Submits Recommendation

A joke!! So now Southbury will pay Middlebury taxes. Jeff Manville is a fool and shady. This is bull. There is something wrong with letting the town pool go to s#it. It is in the center of Town can only help commerce but no. we want to support Middlebury commerce. A damn shame!!!!!!!!!!

From: George Bertram

Sent: Wednesday, April 29, 2020 2:59 PM

Subject: Response to your comment

Dear Ms. Scoville,

The Task Force has released 26 documents to date. They are all available on the Town website. The link is posted below for your convenience.

www.southbury-ct.org/edgewood

Also, there are over six hours of videotaped public presentations available on YouTube and through the Town Website.

We'll have a few additional documents and meetings to post over the next few weeks.

Stay Healthy!

GB

On February 3rd, the First Selectman, Jeff Manville, appointed an ad hoc task force to study the Edgewood property and make a recommendation as to whether the Town should purchase the property. This Task Force has done a lot of work and is now ready to present its findings to the Town:

1. Pool Task Force: [Edgewood Purchase Option FAQ](#)
2. National Property Inspections: [Edgewood Property Inspection Report](#)
3. National Property Inspections: [Follow up Letter](#)
4. Bennett Sullivan Associates: [Overview of Probable Estimated Costs for Ballantine Park Pool and Pool House](#)
5. Bennett Sullivan Associates: [Overview of Probable Estimated Costs for Ballantine Park Pool and Pool House-Cost Breakdown](#)
6. Weston & Sampson: [Ballantine Park Pool Facility Evaluation Report](#)
7. Weston & Sampson: [Draft Ballantine Pool Cost Summary](#)
8. Pool Task Force: [Pool Size and Cost Comparison](#)
9. Board of Finance: [Financial Impact](#)
10. Pool Task Force: [April 1, 2020 Presentation](#)
11. Pool Task Force: [April 6 Questions and Answers](#)
12. Pool Task Force: [April 6, 2020 Presentation](#)
13. Michael Ganem: [Email from the Southbury Parks and Rec Director](#)
14. Maria Papiro: [Email from the Ballantine Pool Director](#)
15. Lucy Suter: [Email from the Panther Aquatic Club Head Swim Coach](#)
16. Kevin Bielmeier: [Memo from the Southbury Economic Development Director](#)
17. Pool Task Force: [April 13 Questions and Answers](#)
18. Pool Task Force: [April 13, 2020 Presentation](#)
19. John Montelone: [Email from Strategic Plan Commission](#)
20. Pool Task Force: [Recommendation Report](#)
21. Pool Task Force: [Recommendation Report Addendum](#) **New**
22. Aquatectonic: [Ballantine Pool Replacement Concept Cost Estimate](#) **New**
23. Aquatectonic: [Firm Profile](#) **New**
24. Bennett Sullivan Associates: [Probable Estimated Timeline of Ballantine Pool Construction Work Schedule](#) **New**
25. Pool Task Force: [Compiled Questions and Comments Submitted About the Project](#) **New**
26. Pool Task Force: [Classification of Edgewood Responses](#) **New**

The Town will hold two virtual Informational Meetings to allow the Task Force to present information and to gather feedback.

The first is a presentation of the Task Force's findings on Wednesday, April 1st, at 7 PM. This meeting will be [live-streamed](#) on the Town website.

There will be a second meeting on Monday, April 6th, at 7 PM where the Task Force will answer questions that are submitted by the public through the Town website. This meeting will also be [live-streamed](#) on the Town's website.

In an attempt to answer all submitted questions, there will be **a third meeting on Monday, April 13, at 7 PM**. This meeting will also be [live-streamed](#) on the Town's website.

If you have a question or a comment, please fill out the form below. ***All comments and questions submitted, along with name and address of the citizen who submits them, will be posted in a feedback document on this page as part of the public record of the***

ID	222
First Name	Bernice
Last Name	Scoville
Address	84 Hollow Swamp Rd
Comments	All of the current analysis of Ballantine park pool say draft that are posted online. An important decision such as this should not be made based upon non finalized reports. If these reports are finalized they should be posted for full transparency. Will these final reports be offered to the public or finished before a decision is made? Please note, I would also consider this question to follow under FOI guidelines if the reports are completed and not stamped draft.

From: George Bertram
Sent: Wednesday, April 29, 2020 4:07 PM
Subject: Response to your questions

Dear Mr. Diehl,

Do you know from the finance reports, is there a breakdown of the \$434,713 Edgewood revenue? How much of the current revenue is from membership that would be replaced by the proposed \$124,460 membership?

I'm not sure I understand your question. The \$434,713 revenue number is taken from Edgewood's financial records, which are shown for reference.

The Revenue Projection of \$312,710, which is used in our Conservative Revenue Projection model, was derived, as shown in the spreadsheet copied below.

The \$434,713 value is not used to calculate the \$312,710 value. There isn't a direct connection between these values. They are essentially independent of each other.

Type	Current Membership			Conservative Revenue Projection		
	Ballantine	Edgewood	Combined	Members	Fee	Total
Resident Family Pool Only Pass	85	115	200	85	350	29,750
Resident Family Full Membership				115	350	40,250
Resident Individual Pool Pass	2	2	4	2	170	340
Resident Individual Full Membership						
Resident Senior Pool Pass	24	24	48	24	110	2,640
Resident Adult Day Pass 100 Days	1,030		1,030	1,000	10	10,000
Resident Child Day Pass 100 day	809		809	800	7	5,600
Resident reduced fee based on need	-		-	50	200	10,000
Resident Tennis only membership		75	75	75	150	11,250
Non-Resident Family Pool Pass (+5 day)	8	235	243	160	800	128,000
Non-Resident Individual Pool Pass	2	-	2	-		-
Non-Resident Adult Day Pass	98	-	98	-		-
Non-Resident Child Day Pass	64	-	64	-		-
Non-Resident Senior Pool Pass	4	-	4	-		-
Non-Resident Tennis only membership						
Swim Lessons	1	1	2	1	15,880	15,880
Swim Team	1	1	2	1	10,000	10,000
Membership Extension - Flex Pass (10 day)	5	-	5	-		-
Tennis events USTA, Junior League		6	6	6	3,000	18,000
Region		1	1	1	20,000	20,000
Post University		1	1	1	11,000	11,000
Leagues:						
Tennis - weekday						
Basketball						
Paddle Tennis						
Pickleball						
Special Events Member						
Tournaments - Meets						
Other						
Total	2,133	461	2,594	2,321		312,710

An additional financial question, also on the town's Edgewood_finance_impact-BOF.pdf sheet. On Edgewood's P&L, there are two lines: "Infrastructure Reserve" and "Non-Annual Maintenance" that are blank. Does that mean they don't save any cash for reserve or that the profit is the reserve? Am I correct to think that future annual maintenance is equal to next year's reserves and then \$37,290 maintenance is more than \$36,708 profit, so Edgewood is actually running at a loss or underfunding maintenance?

The P&L statement posted on the Town website is not easy to follow. I apologize for the confusion. We will hold a fourth Public Presentation, sometime in mid-May, to focus on Edgewood expenses, Revenue Projections, and the Task Force's proposed plan of Governance and Management. That will help to clear up any questions of this nature.

In any case, the P&L spreadsheet that is currently posted shows a total projected annual Edgewood expense budget of \$281,939. Within that expense budget are the following three line items.

- Operating Maintenance: \$37,290**
- Infrastructure Reserve: \$4,000**
- Non-Annual Maintenance: \$3,500**

The Operating Maintenance value is taken from last year's Edgewood records. That's what they spent last year, minus the \$1,092 they spent on maintaining the snack bar.

The Infrastructure Reserve (\$4,000) was not something that Edgewood had in their plan, so we added it to cover the infrastructure repair or rebuild costs that are outside the scope of the normal annual maintenance requirements. It's a reserve fund. This amount will accumulate over the years.

The Non-Annual Maintenance (\$3,500) is to cover maintenance items that don't fall under infrastructure but aren't in the category of normal maintenance. This amount was added and was not something that Edgewood had in their accounting scheme.

ID	224
First Name	John
Last Name	Diehl
Address	928B Heritage Village

Comments	<p>two questions I thought George was going to reply back in e-mail with earlier but has not so now I will ask publicly:</p> <p>Do you know from the finance reports, is there a breakdown of the \$434,713 Edgewood revenue? How much of the current revenue is from membership that would be replaced by the proposed \$124,460 membership?</p> <p>An additional financial question, also on the town's Edgewood_finance_impact-BOF.pdf sheet. On Edgewood's P&L there are two lines: "Infrastructure Reserve" and "Non-Annual Maintenance" that are blank. Does that mean they don't save any cash for reserve or that the profit is the reserve? Am I correct to think that future annual Maintenance is equal to next years reserves and then \$37,290 maintenance is more that \$36,708 profit so Edgewood is actually running at a loss or under funding maintenance?</p>
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From: George Bertram
Sent: Wednesday, April 29, 2020 6:12 PM
Subject: Response to your comments

Dear Mr. O'Neil,

In response to your comments:

How irresponsible is it for this Ad Hoc Task Force to arbitrarily pull figures out of thin air to ram this purchase through in 3 months?

It would certainly be irresponsible to "pull figures out of thin air," but our Task Force has not done anything of the sort. I will counter by saying that your statement is irresponsible, discourteous, rude, slanderous, and insulting. Our Task Force has dedicated many hours of our personal time to researching and working on this project. None of the Task Force members are paid, except for our Finance Director, Dan Colton, but even he has donated many unpaid weekend and evening hours to this project.

You can say whatever you want about me. I don't care. At this point, your opinion means little to me anyway. But, when you slander and sully the reputations of the other members of this Task Force, you have crossed a line, and I will not let that go without a response. Southbury runs on its volunteers, and we have hundreds. Thankfully, there are a lot of people like us and not so many like you in our wonderful Town.

From where did you get "3 months?" Jeff Manville, Dan Colton, and I started looking at the Edgewood option back in early October of 2019. Jeff Manville created the ad hoc Task Force on about February 5, 2020. If our Governor allows, we will have a referendum. As the option to purchase Edgewood

expires on July 31st, the BoS will have to make that call by around June 20th on whether to hold a referendum or not. No decision on Edgewood is likely before July of 2020. This timetable is all public information. From where did you come up with “three months?” It seems that you are the one who is arbitrarily pulling numbers out of thin air.

Do you seriously think people are going to believe it cost \$5 million to construct Edgewood in 2010? Come on that’s absolutely ridiculous! This property wasn’t even built to “municipal building specifications.”

I have seen the Edgewood tax returns, and they spent \$5.3 million to build it. Everyone with any expertise in the construction of facilities like Edgewood, says it is indeed a 5 or 6 million dollar project, even back in 2010. As for not being built to “municipal building specifications,” I disagree, and so do the experts. If you have any credentials in this arena, please advise.

Numbers given by this committee are a joke and can easily be refuted simply by looking at similar properties sales at that time.

Okay, if it is so easy, then show me the comps? Furthermore, how would you evaluate the value of the business of Edgewood? We are not just buying a piece of property; we are looking to purchase a business. An operating business has a cash flow that has a future value. This isn’t like buying a home.

Reinvest our tax dollars in OUR town! We’re abandoning our properties to invest in another towns property? Ludicrous!

Edgewood has a cost, and it has features and functions that will provide benefits to the citizens of Southbury who join. Where Edgewood is located is immaterial to the value proposition. No matter where Edgewood is located, if we buy it, we own it, and our citizens can use it. The only impact of location is the fact that we will have to pay property taxes to Middlebury. However, even with those taxes included, Edgewood offers us an opportunity to generate revenue, perhaps substantial revenue.

Note that if Edgewood were located in Southbury and was purchased by the Town of Southbury, then we’d lose the

Edgewood tax revenue paid to Southbury, after the purchase. In reality, the Town will either pay the taxes or lose the tax revenue. Either way, the net cost impact is about the same.

Ballantine, last year, required a \$90,000 subsidy to operate, just as a pool. Even a conservative membership estimate shows that Edgewood will generate \$30,000 in revenue above expenses.

This isn't a "\$2 million solution to a \$4 million dollar problem"!

Rebuilding Ballantine will cost about \$4,119,000, based on three qualified estimates. We can acquire Edgewood for \$2,115,000.

If you round the numbers, Edgewood is indeed a two million dollar solution to a four million dollar problem. It's simple math.

Mr. Simmons submitted a project cost estimate of \$3,979,276 to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

The problem will still exist! Fill in the Ballantine pool and secure the property with the existing fence? Seriously? That's your recommendation?

Our Task Force specifically did not make a recommendation about what to do with Ballantine if we close it. We did recommend, however, that another ad hoc Task Force be formed to review the Ballantine pool site and make a recommendation about what to do with it in the future. In the short run, we can just close it up with the existing fence and pool cover. That's what we do every winter. By the way, if you fill the pool, the fence would not be needed—none of the options we discussed combined filling the pool and leaving the fence.

I know, I know too many questions within the same question to answer any of them. Please! Ask the townspeople for questions and never answer any. Have you seen the conditions of our town parks? Disgraceful!

The condition of our Town Parks is not within the purview of our Task Force. If you have issues with Town Parks, please bring them to the attention of our Park and Rec Commission, or directly to the First Selectman's office.

ID	221
First Name	Tim
Last Name	O'Neil
Address	1113 Roxbury Rd
Comments	How irresponsible is it for this Ad Hoc Task Force to arbitrarily pull figures out of thin air to ram this purchase through in 3 months? Do you seriously think people are going to believe it cost \$5 million to construct Edgewood in 2010? Come on that's absolutely ridiculous! This property wasn't even built to "municipal building specifications". Numbers given by this committee are a joke and can easily be refuted simply by looking at similar properties sales at that time. Reinvest our tax dollars in OUR town! We're abandoning our properties to invest in another towns property? Ludicrous! This isn't a "\$2 million solution to a \$4 million dollar problem"! The problem will still exist! Fill in the Ballantine pool and secure the property with the existing fence? Seriously? That's your recommendation? I know, I know too many questions within the same question to answer any of them. Please! Ask the townspeople for questions and never answer any. Have you seen the conditions of our town parks? Disgraceful!

From: George Bertram

Sent: Friday, May 1, 2020 11:31 AM

Subject: Response to your questions

Dear Ms. Somers,

I spoke with the chair of Region 15's Board of Ed, and she said that the PHS courts are still used by the gym classes and for some Tennis team activities. Region 15 has not shut these courts down yet.

However, she said that the Tennis Team will continue to rent the courts at Edgewood for some practices and matches.

She also said that Region 15 just passed a five-year capital plan and that a rebuild of the Tennis Courts is slated for year four, based on her recollection. However, she warned that with budgets likely getting tighter, projects that far out are questionable.

Again, this is a Region 15 issue. If you have additional questions about the PHS courts, I suggest that you ask Region 15 directly.

As for our local basketball and tennis courts, they will not be abandoned. Money has been approved in the new Town budget for some resurfacing work. As a former high school and college basketball player, I'd love to see our courts all in good condition.

Stay Healthy!

GB

ID	214
First Name	Cathy
Last Name	Somers
Address	148 Georges Hill Road
Comments	Since our local basketball and tennis courts are not revenue generating as you intend Edgewood to be, will they ever be repaired and maintained or will they now be abandoned. Since the tennis courts were so bad that the high school team couldn't use them and had to rent at Edgewood, is it logical to assume that they will be left in their current state of disrepair?

From: George Bertram
Sent: Friday, May 1, 2020 6:44 PM
Subject: Response to your comments

Dear Ms. DiMichele,

In response to your comments:

I don't see how this benefits Southbury.

I made the table below to answer your question about how Edgewood would help Southbury. For half the cost of rebuilding the Ballantine Pool, we get a bigger pool, a heated pool, a much larger pool deck, six USTA grade tennis courts, a regulation basketball court, two Paddle Tennis courts, Pickleball courts, a splendid pool house, full ADA compliance, nearly three times the parking, a gym with cardio and strength training equipment, full outdoor lighting, and more.

Edgewood is a remarkable facility for the price. Edgewood cost \$5,300,000 to build in 2012. Estimates to build it today are \$6,000,000 to \$6,250,000. Acquiring Edgewood is a fiscally responsible way to maintain access to a town pool, while also adding a lot of other amenities that will benefit the Town and its residents. Design and construction professionals who have reviewed the Edgewood deal, have called it a "no-brainer."

I hope that you will study the table and see the ways that Southbury benefits from Edgewood. If we don't acquire Edgewood, likely, we won't have a town pool. The BoF and BoS will probably not support spending over \$4,000,000 for just a new pool and pool house. Beyond that, a \$4,000,000 or more spend on a pool would almost certainly not pass at a referendum. The real decision here is whether or not you want Southbury to have a town pool.

Feature	Rebuild the Pool at Ballantine	Acquire Edgewood Sports Complex
Cost	\$4,119,000	\$2,115,000
Pool Size in Square Feet	4,604	4,914
Zero Entry slope entry	None	Yes
Pool Deck Size in Square Feet	6,400	14,250
Pool Heater – Water 80 deg F	None	Yes
Swimming Season	14 weeks	18 weeks (with heat)
Pool House Size in Square Feet	3,000 – after rebuild	5,312
Commercial Kitchen – Snack Bar	None	Yes
Liquor License	None	Yes
USTA Certified Tennis Courts	None	Six
USTA Tennis Tournaments	None	Yes
Heated Paddle Tennis Courts	None	Two
Pickle Ball Courts	None	Yes
Playscape for Kids	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	Yes
Gym with Equipment	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes
Parking Spaces	62	159
Probability of Cost Overruns	High	Zero
Swim Seasons without a Pool	Two	Zero
Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

*Enables night time activities like tennis, basketball, swimming, which are not now available at Ballantine.

**Ballantine’s Pool operations required a taxpayer subsidy of over \$90,000 last year.

*** Financial analysis of Edgewood operations shows that it can easily generate revenue in excess of expenses.

We project this excess revenue to be between \$30,000 and \$120,000 per year.

This surplus revenue will be held in a special reserve fund to finance other recreational activities in Southbury.

As a Southbury resident for over 25 years, I am not in favor of the Board of Selectman, making the decision to purchase Edgewood Bath and Tennis Club in Middlebury. I hope the people of Southbury will be able to make this decision by voting on this upcoming referendum.

Governor Lamont has barred all Connecticut municipalities from holding referendums or town meetings because of the COVID-19 virus. If the Governor relaxes that restriction before July, we will have a referendum. The option to purchase Edgewood expires on July 31st. If we cannot hold a referendum, then the BoS will take a vote to decide the question.

Why should Southbury residents pay taxes to Middlebury?

The Taxes paid to Middlebury are only one line item for Edgewood expenses. When evaluating the acquisition of a business, which is what Edgewood is, a prudent executive will make a decision based on the complete financial statement. You can't judge a deal by looking at one line item. You may see an expense item you think is too high, but revenues could offset it and make the deal a good one. We need to look at the "Bottom Line." In this case, Edgewood generates a lot of excess revenue, otherwise known as "profit" in the private sector. If we do acquire Edgewood, we will place this excess revenue in a special reserve fund to be dedicated to enhancing other recreational activities in our beautiful Town. Furthermore, Middlebury may forego the taxes if we allow their residents into Edgewood at Southbury rates. Our current plan would be to charge Middlebury residents over double what Southbury residents would pay.

The 2 million dollars should be invested in our Town.

If there were a way to spend 2 million dollars in Southbury to get anything even close to what is offered at Edgewood, we would do it. However, it would cost over \$4,000,000 just to rebuild the Ballantine Pool. For half of that, we get a vastly superior facility at Edgewood, which is just over the town line and across the street from Longmeadow Elementary School, and only about 1/2 mile from Pomperaug High

School. It would cost at least \$6,000,000 to build something like Edgewood from scratch, assuming you could find the land.

Please review this email. Feel free to call me if you have any questions. Also, there will be open house tours of Edgewood starting in a few weeks. I would recommend that you go and check the place out and see it for yourself.

Stay Healthy!

GB

ID	226
First Name	Fernanda
Last Name	DiMichele
Address	476 Bagley Rd
Comments	As a Southbury resident for over 25 years I am not in favor of the Board of Selectman making the decision to purchase Edgewood Bath and Tennis Club in Middlebury. I don't see how this benefits Southbury. The 2 million dollars should be invested in our Town. Why should Southbury residents pay taxes to Middlebury? I hope the people of Southbury will be able to make this decision by voting on this upcoming referendum.

From: George Bertram
Sent: Saturday, May 2, 2020 10:31 AM
Subject: Response to your questions and comments

Dear Ms. Pavlock,

Several members and advisors to the Edgewood Task Force have experience with projects under grants. So, I challenged each of them to answer your question.

The following comments are from Tom Connor, the Vice-Chair of the Board of Finance.

RE: ADA Grants?



Thomas Connor

To ○ George Bertram

Cc ○ Hugh Sullivan; ○ John

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Tue 4/28/2020 3:55 PM

I searched State of CT website and more broadly in Federal stuff and did not find anything comparable to ADA grant focused for a purpose like the pool...

State of MA has an ADA grant program aimed broadly at "Municipal improvements"... but only CT precedents I can find are ADA grants aimed at improving low-income or senior housing projects, NOT broader municipal efforts like a pool...

Hugh, have you heard of any ADA grant program for municipal improvement in CT that might be relevant in this case...

In any case, grant processes I've seen would require us (1) filling out the grant application at the appropriate time [e.g. MA program would NOT be open again for such an application until August 1], (2) waiting to see what we got (if anything) many months later... i.e. we would not know until circa next budget season...

Partially for this reason [timing & uncertainty], I don't think BoF has ever tried to work Grants into its budgetary planning until after the fact (i.e. until we have the money in hand...)... John – any thoughts on this?

The following comment is from John Michaels, the Chair of our Board of Finance. The Oak Tree Bridge project he mentions was rebuilt a few years ago. There was a State grant available, but using it would have increased the cost of the project, costing the Town more, and delayed the completion by at least six months. By not going for the grant, the Town saved money and got the job done very quickly.

Re: ADA Grants?



John Michaels

To ○ Hugh Sullivan

Cc ○ Thomas Connor; ○ George Bertram

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Tue 4/28/2020 5:11 PM

In prior year we got very little. What little we did get was in Ed's time. Big one was the 5,000,00-? Bridge. And old town hall. Problem was the grants were often for only a part of a project and the added costs because of the grant, state supervision, Davis bacon etc resulted in very little net savings. Oak hill bridge with a state grant which we did not take would have added 6 months to the job and saved us about 25,000 net. Not worth having the bridge out of commission for 6 months. Merchants out of traffic pattern thanksgiving to Christmas
john

Sent from my iPad

The following comment is from Hugh Sullivan, the architect who is advising us on the Edgewood evaluation.

On Apr 28, 2020, at 4:16 PM, Hugh Sullivan <hugh.sullivan@bennettsullivan.com> wrote:

Thomas Connor:

My comments and general knowledge about municipal grants are as follows.

First and foremost...it's great to have a grant writer...but their salary as a town employee could be more money than just paying the 5 to 10% fee to an individual grant writer or company in order to coordinate your grant application and submittal process.

I am not aware of ADA grants for any type of new construction specifically because ADA compliance is required by the Building Code.

I have previously seen grants provided to a community with significant historic buildings whose architecture and setting have merit for bringing the historic building up to code in order to create ADA accessibility due to ADA implementation hardships created by the historic structure.

Currently we are being told by other design professionals that grant funding is off and some other existent except for new multi-generational housing and vehicular transportation projects in order to create safer travelways and bridge repair or storm water control systems as part of the vehicular transportation improvements.

Regards

Hugh

Hugh Sullivan AIA NCARB
Bennett Sullivan Associates
Architects and Planners
[Suite 201](#)
[Three Pomperaug Office Park](#)
[Southbury, CT 06488](#)

My own experience with Town projects done with the help of State grants has been negative. Projects undertaken through grants go under the supervision of the State or Federal government. These folks don't give out money without strings attached. These strings include regulations, approval processes, oversight, and management restrictions that significantly slow the project and increase the costs involved. I've seen this firsthand while working with the Town on the restoration of several historic buildings in Town. The Town did the projects under a grant from the State. The State imposed all sorts of restrictions on us. They forced us to hire an architectural company to supervise the project, which added much to the cost and slowed things down. From my perspective, I would never go that way again. We would have saved money and finished the projects much sooner had we done it on our own.

To answer your other questions, I've attached the table shown below, that compares what Edgewood offers with what we'd get if we rebuilt the Ballantine Pool. The cost to reconstruct Ballantine's pool will exceed 4.1 million dollars. The price to buy Edgewood is 2.1 million dollars. If you read the table, there is no comparison between the two options. For half the cost, we get so much more. People have called this deal a "no-brainer." The task force agrees

Feature	Rebuild the Pool at Ballantine	Acquire Edgewood Sports Complex
Cost	\$4,119,000	\$2,115,000
Pool Size in Square Feet	4,604	4,914
Zero Entry slope entry	None	Yes

Pool Deck Size in Square Feet	6,400	14,250
Pool Heater – Water 80 deg F	None	Yes
Swimming Season	14 weeks	18 weeks (with heat)
Pool House Size in Square Feet	3,000 – after rebuild	5,312
Commercial Kitchen – Snack Bar	None	Yes
Liquor License	None	Yes
USTA Certified Tennis Courts	None	Six
USTA Tennis Tournaments	None	Yes
Heated Paddle Tennis Courts	None	Two
Pickle Ball Courts	None	Yes
Playscape for Kids	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	Yes
Gym with Equipment	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes
Parking Spaces	62	159
Probability of Cost Overruns	High	Zero
Swim Seasons without a Pool	Two	Zero
Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

*Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine

** Ballantine's Pool operations required a taxpayer subsidy of over \$90,000 last year.

*** Financial analysis of Edgewood operations shows that it can easily generate revenue in excess of expenses. We project this excess revenue to be between \$30,000 and \$120,000 per year. This surplus revenue will be held in a special reserve fund to finance other recreational activities in Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

To date, our Task Force's recommendation to endorse the proposed Edgewood acquisition has received support from the following Boards, Commissions, Committees, and Department Heads:

- **Board of Finance:** 6 Yes / 0 No, to approve funding for Edgewood
- **Strategic Planning Commission:** 9 Yes / 0 No, to endorse the acquisition of Edgewood
- **Planning Commission:** 5 Yes / 1 No, to support the purchase of Edgewood on an 8-24 referral

- **Southbury Republican Town Committee:** 20 Yes / 0 No, to endorse the acquisition of Edgewood
- **Park & Rec Commission:** 5 Yes / 0 No, to support the purchase of Edgewood
- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	86
First Name	Amy
Last Name	Pavlock
Address	193 Scatacook Lane
Comments	Has there been any consideration of applying for an ADA grant to update the existing pool facility? It seems ill-advised to purchase a smaller pieces of land, that will need improvements, and pay taxes to a different town instead of updating the current facilities that the residents of Southbury would have to drive to. It just makes poor sense in the long term.

From: George Bertram
Sent: Saturday, May 2, 2020 12:25 PM
Subject: Response to your comment

Dear Mr. Cohan,

I've attached a draft copy of our **Edgewood Membership and Revenue Projections** spreadsheet. The memberships and revenues are illustrated in three separate scenarios – **Conservative, Most Likely, and Best Case.**

We are still working on creating a more readable and understandable version of the Expense side spreadsheet. I'll have that in a few days. Until then, I'll use the numbers from the spreadsheet we've posted previously, and assume that the expenses to run Edgewood will be \$281,939 per year. The total expense number will be higher in some scenarios, mainly depending on how the Director is compensated. We'll discuss that in more detail at our next presentation, slated for mid-May.

So, if we extract the revenue values from the attached spreadsheet, and subtract the \$281,939 in assumed expenses, we get the following excess revenue projections.

- **Conservative: \$30,771**
- **Most Likely: \$118,606**
- **Best Case: \$212,476**

Edgewood gives us more opportunities to generate revenue than Ballantine. Last year, taxpayers had to subsidize Ballantine by over \$90,000. I will say that we overhired on lifeguards, but even if we cut back on that, we'd still have to subsidize with tens of thousands of dollars.

As for lifeguards, we went with the number of lifeguards that Edgewood currently uses, and has used for their ten years of operation. When we first looked at Edgewood, our Finance Director

realized that they were using many fewer lifeguards at a lower total cost than the Town was hiring for Ballantine. So, we did research and discovered that the Town had been hiring way too many lifeguards for many years. Nobody looked at that until now. We've checked the numbers to the applicable safety standards, and the lower numbers are acceptable. Again, all we are recommending is that we follow the policy that Edgewood has used for many years.

As for insurance, as I've said before, the Town is insured under CIRMA. That's what most, if not all, of the municipalities are covered under in CT. We've checked with CIRMA, and an Edgewood acquisition will not impact our rates. They will stay the same. Also, as I've mentioned previously, the Town has operated a pool and many parks for decades, under the same policy, so it's not a new kind of risk for us.

As for the possibility of having a referendum or a Town Meeting, they are currently barred by an Executive Order from Governor Lamont. I don't know when that ban will be lifted. The Option to Purchase Edgewood expires on July 31st. If we don't exercise the option, my guess is that we won't have a Town pool in a few years, as the chances of getting over \$4 million through the BoS, the BoF, and a referendum are low, just for a pool. Our Task Force and many folks, not all, in Town feel that losing our Town pool would be a big negative. We see the Edgewood opportunity as a fiscally responsible way to have a Town Pool for the future, and also pick up other amenities that Ballantine doesn't offer, at a discount price.

Feature	Rebuild the Pool at Ballantine	Acquire Edgewood Sports Complex
Cost	\$4,119,000	\$2,115,000
Pool Size in Square Feet	4,604	4,914
Zero Entry slope entry	None	Yes
Pool Deck Size in Square Feet	6,400	14,250
Pool Heater – Water 80 deg F	None	Yes
Swimming Season	14 weeks	18 weeks (with heat)
Pool House Size in Square Feet	3,000 – after rebuild	5,312
Commercial Kitchen – Snack Bar	None	Yes
Liquor License	None	Yes
USTA Certified Tennis Courts	None	Six
USTA Tennis Tournaments	None	Yes
Heated Paddle Tennis Courts	None	Two
Pickle Ball Courts	None	Yes
Playscape for Kids	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	Yes
Gym with Equipment	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes

Parking Spaces	62	159
Probability of Cost Overruns	High	Zero
Swim Seasons without a Pool	Two	Zero
Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

*Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine

**Ballantine's Pool operations required a taxpayer subsidy of over \$90,000 last year.

*** Financial analysis of Edgewood operations shows that it can generate revenue in excess of expenses. We project this excess revenue to be between \$30,000 and \$120,000 per year. This surplus revenue will be held in a special reserve fund to finance other recreational activities in Southbury.

Stay Healthy!

GB

ID	213
First Name	Harry
Last Name	Cohan
Address	34 Turrill Brook
Comments	The financials suggest that in order to break even, the Town will need to increase resident membership from 111 families to 226 and enroll 160 Out of town families and cut lifeguard expenses in half. This coupled with the operation of tennis courts, children's playgrounds etc. seems to create a liability issue significantly greater than the budgeted insurance expense of \$11M. Given the tenuous financial assumptions and potential taxpayer risk, why go ahead without a town meeting and referendum? The current health/financial crisis poses a significant risk and the 20,000 residents should have a say about a matter that benefits a small slice of the Town's population

From: George Bertram
Sent: Saturday, May 2, 2020 7:51 PM
Subject: Response to your comment

Dear Mr. Edelson,

I agree that the Financial Impact Statement released by the Task Force needs clarification.

To that end, our Task Force will schedule a fourth Public Presentation for a date TBD in mid-May.

This presentation will spotlight the membership projections, resultant revenue projections, expected expenses, and the proposed management model for Edgewood.

The Task Force is working on a more detailed financial analysis, which we expect to release ahead of the presentation date.

I apologize for any confusion.

Stay Healthy!

GB

ID	170
First Name	Ed
Last Name	Edelson
Address	609B Heritage Village
Comments	<p>I am unable to reconcile the financial summary in the presentation to the link provided to "Financial Impact." My best guess is that the latter is missing a page 2. Please check if the link goes to a complete view of the detailed financial analysis. If I am right, please send detailed financial impact.</p> <p>I am not saying the summary is wrong. For example, I don't see what is assumed for non-resident revenue which appears to be 50% of the expected revenue - a very important building block.</p>

From: George Bertram

Sent: Sunday, May 3, 2020 12:24 PM

Subject: Response to your comment

Dear Mr. Rosa,

Thanks for supporting the recommendation of our Task Force.

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

The table copied below compares the option of rebuilding Ballantine vs. acquiring Edgewood.

Feature	Rebuild the Pool at Ballantine	Acquire Edgewood Sports Complex
Cost	\$4,119,000	\$2,115,000
Pool Size in Square Feet	4,604	4,914
Zero Entry slope entry	None	Yes
Pool Deck Size in Square Feet	6,400	14,250
Pool Heater – Water 80 deg F	None	Yes
Swimming Season	14 weeks	18 weeks (with heat)

Pool House Size in Square Feet	3,000 – after rebuild	5,312
Commercial Kitchen – Snack Bar	None	Yes
Liquor License	None	Yes
USTA Certified Tennis Courts	None	Six
USTA Tennis Tournaments	None	Yes
Heated Paddle Tennis Courts	None	Two
Pickle Ball Courts	None	Yes
Playscape for Kids	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	Yes
Gym with Equipment	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes
Parking Spaces	62	159
Probability of Cost Overruns	High	Zero
Swim Seasons without a Pool	Two	Zero
Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

*Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine

** Ballantine's Pool operations required a taxpayer subsidy of over \$90,000 last year.

*** Financial analysis of Edgewood operations shows that it can easily generate revenue in excess of expenses. We project this excess revenue to be between \$30,000 and \$200,000 per year. This surplus revenue will be held in a special reserve fund to finance other recreational activities in Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Park & Rec Director:** Michael Ganem

- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	150
First Name	Robert
Last Name	Rosa
Address	99 poverty road
Comments	Buying Edgewood is the most cost-effective way the taxpayers can still have a public pool. I'm all for purchasing Edgewood

From: George Bertram
Sent: Sunday, May 3, 2020 12:37 PM
Subject: Response to your comments

Dear Ms. McDonald,

Thanks for supporting the recommendation of our Task Force.

Southbury's swimming programs are an essential part of our Town culture. It would be heartbreaking for so many to lose access to a Town pool,

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	148
First Name	Elizabeth
Last Name	McDonald
Address	146 Patriot Road
Comments	<p>The town of Southbury is currently considering options regarding repair or replacement of the Southbury Town Pool. I am writing to implore that the town either replace the pool or purchase Edgewood, and does not consider not having a pool. A community pool is one of the quintessential amenities a town can provide, and I think the town should continue to provide for years to come.</p> <p>Every citizen no matter their age can use and cherish a pool. I am a great example of this. While I learned to swim before I moved to the town at age 5, I learned to refine my skills that first summer with the lessons the town lifeguards provided. After that point, I became a bit of a pool staple- I remember walking from Gainfield Elementary School with my classmates to the town pool for our annual Field Days, and elementary school summers spent at the poolside, playing Sharks and Minnows in the diving well. I was a regular member of the summer town swim team- waking up early in the morning every day and hustling to the pool to practice. Then, I would return at night with Panther Aquatic Club for another go. Once I was in high school, I got my first job and became a lifeguard at the pool. I was a lifeguard for 4 summers, and this is where I truly understand how many citizens truly use the pool. I remember parents bringing their new babies to squeal in the kiddy pool and residents 90 and older backstroking across the water the moment it opened. I also remember the joy on the summer camp kids faces as they splashed each other. I also loved teaching swim lessons and seeing kids be able to float and make it across the pool for the first time. My best friends ended up being fellow swim lesson participants, Sharks and Minnows players, swim team competitors, and young lifesavers. As you can tell, I have benefitted immensely from the pool and I would love for others to have that same resource for many many years to come. I would like to stress that I do not believe I would be the person I am today without the pool- learning to love the water and swim provided me with an unparalleled return. Being a member of the summer team opened me up to a competitive world of swimming- and paved the way for a successful high school career and beyond. I specifically remember swimming under the tutelage of former coaches of the summer league know that they are some of the biggest contributions to why I was so successful. Once I hit high school, I was lucky enough to be recruited to swim at Princeton University, and I do not believe I would have gone without having swam at STP all those years. Even today, as a young 26-year-old professional, I love going to swim and I still compete. Life without access to a community pool would have changed my trajectory for where I am now.</p> <p>Not having a community pool is not an option- I believe the Town of Southbury should either purchase the Edgewood pool or repair the Ballantine Park facility. I believe repairing the town pool is the best option. Having a new pool and facility would allow the town to continue to provide a vital resource within its own</p>

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 other teams since it is hard to find adequate pool time in the existing facilities — wouldn't we want to keep such a resource in town? I understand it is expensive, but I think it is worth providing such a lifeline to every citizen. Having a safe place to learn to swim and learn to love life is worth such a cost, and like the pool at Ballantine, it can be a benefit to the citizens of Southbury for fifty plus years to come.

Thank you for your time and I hope the Town keeps this vital resource.

From: George Bertram
Sent: Sunday, May 3, 2020 2:32 PM
Subject: Response to your comment

Dear Mr. and Mrs. O'Connell,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

Southbury's swimming programs have been an essential part of our Town culture for many years. It would be heartbreaking for so many to lose access to a Town pool.

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Probability of Cost Overruns	High	Zero
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Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

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Despite the robust, near-unanimous support from Town leaders, many folks in Town have come out in opposition to the acquisition of Edgewood. Their reasons may vary, but their campaign is primarily based on misinformation, and in many cases, outright falsehoods about the issue. One can have legitimate reasons to oppose Edgewood. Some folks are against any Town funding for a pool. Others think that we shouldn't buy property in another town, no matter what. Sadly, in this case, it seems that much of the opposition has its roots in partisan politics. My point is simply that despite strong support, Edgewood is not a done deal. Politics should not be a factor in this decision.

Stay Healthy!

GB

ID	147
First Name	Mark and Kelly
Last Name	OConnell
Address	195 Grasslands Road
Comments	<p>Good Evening,</p> <p>We are Mark and Kelly O'Connell. Our daughters, Sydney and Abby O'Connell, have been swimming for PAC and for the summer Sharks teams for many years now. Swimming in Southbury has had a strong impact on our family throughout the years. Both of our girls learned not only how to swim, and improve their strokes, and speed; but most importantly how to build confidence and how to become strong, positive athletes by being a part of these programs. They've loved being on incredible swim teams with dedicated athletes and have been coached by a tremendously talented staff. Coaches Lucy Sutter, Greta Perrin, and Chris Martin have left a lasting impression on our children. Summer sharks team at the town pool along with all of the fun summer activities that have been hosted there have become greatly anticipated activities and events for our family, year after year. The families of team members have become some of our closest friends, to the point where we often refer to them as our "swim family". We couldn't imagine our lives here in Southbury without a town pool and without our swim family. We clearly support and endorse the purchase of Edgewood so that our children, our family and the many members of our community can continue to benefit from the incredible coaching, programming, and activities that have been afforded as a result of having a town pool.</p> <p>We thank you for taking the time to hear our concerns and hope that you take them into consideration when making decisions about how you choose to proceed.</p> <p>Mark and Kelly O'Connell</p>

From: George Bertram

Sent: Sunday, May 3, 2020 2:39 PM

Subject: Response to your Comments

Dear Ms. Nee,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

Southbury's swimming programs have been an essential part of our Town culture for many years. It would be heartbreaking for so many to lose access to a Town pool.

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Playscape for Kids	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	Yes
Gym with Equipment	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes
Parking Spaces	62	159
Probability of Cost Overruns	High	Zero
Swim Seasons without a Pool	Two	Zero
Taxpayer Subsidy Required	Yes**	No
Generates Excess Revenue	None	Yes ***

*Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine

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Stay Healthy!

GB

ID	145
First Name	Maureen
Last Name	Nee
Address	54 Fieldstone Way
Comments	Pool Cmt, Thank you first of all for taking the time to explore something that is very near and dear to my family. I have 4 kids ages 18, 16, 15 and 13. All of them grew up with a love of swimming. All 4 of them started swimming by taking advantage of the swim lessons offered by Park and Rec. Back then I viewed it as a necessity. I did not know that it would develop into a lifestyle. All 4 of my kids swam year-round for PAC but their favorite activity was the summer swim team, Sharks. As a matter of fact, it holds some of our favorite family memories. Ones that I will always treasure. My oldest son who is senior just completed 4 fantastic years on the PHS Boys Swim Team. He was a captain this year and the team has won numerous titles, 4 SWC Championships, 1 state title while he was there. I attribute his love of the sport to the swimming opportunities that have been presented to him. My middle son is following in his footsteps and my daughter is also part of the team. Southbury has premier swim programs and quite frankly a

	dynasty at the high school. Swimming is a great sport and the youth should be given the opportunities to learn and develop it in a friendly, affordable manner. It is a life-changing sport in terms of health, fitness, safety and the ability of all ages to participate. I hope that you are able to support this wonderful sport in Southbury! Thank you,
--	---

From: George Bertram

Sent: Sunday, May 3, 2020 5:32 PM

Subject: Response to your Questions and Comments

Dear Mr. Evans,

In response to your questions:

1. In the financial impact section, you listed \$14,097 for advertising. What type of advertising and why so expensive?

The current Edgewood owners spent \$ 14,097 on advertising in the most recent period for which we have records. The Town has zero dollars in its proposed budget for Edgewood. The Financial Impact statement we've posted on the Town website is not easy to understand. Our Task Force is planning to hold a fourth Public Presentation sometime in mid-May to focus on membership projections, subsequent revenue projections, estimated expenses, management policies, and governance issues. We will attempt to post a revised P&L on the town website ahead of that presentation. Sorry for the confusion.

2. Page 6 of the FAQ, you don't yet know the cost to safely and environmentally remove the Ballantine Pool or Pomperaug Tennis courts, this should be taken into account as it will be additional expenses for Southbury residents. What is the cost to perform this work please, and how will High School athletes travel to the Edgewood tennis courts?

If we were to demolish the Ballantine Pool and Pool House, the estimated cost is \$80,000 from Hugh Sullivan. I've heard other estimates of \$50,000 to over \$100,000. Since Ballantine's Pool is deteriorating on its own, due to its advanced age, it will have to be shut down at some point, whether we acquire Edgewood or not. This cost isn't tied to Edgewood. We've been told that Ballantine's Pool has two seasons remaining, without requiring expensive repairs. That's a guess. It might be only one season, or maybe we can get three. Nobody knows for sure. Ballantine's pool is about fifty years old. That's the life expectancy for a municipal pool.

The fate of Ballantine's pool site is not under the purview of our Task Force. One of the recommendations of this Task Force is to form another ad hoc Task Force to figure out what to do with Ballantine's pool area if we switch to Edgewood in 2021.

It's not expensive to shut Ballantine's pool. The pool is fenced and has a cover. The cost is virtually zero. It's what we do in the winter. It could stay that way for a while until we figure out what we want to do with that space. It can keep that way for a few years, but eventually, it will either be demolished or rebuilt into some other use.

Many ideas have been discussed (skate park, splash pad, teen center, smaller swimming pool, meeting space, or just demolition). It will take some time to evaluate the options and make a decision.

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**



EDGEWOOD — 5

The Tennis Courts at Pomperaug High School are owned by Region 15. The Town of Southbury has no control over them. Region 15 and the Town are separate governmental entities. The Board of Selectman can't do anything about these Tennis Courts. It's a problem for Region 15 and the Board of Education.

I did speak to Marion Manzo, the Chair of Region 15's Board of Ed, and she said that the PHS tennis courts are still in use by the high school gym classes, and are still used by the Tennis team for some practices. Despite their relatively poor condition, they are still being used. The PHS tennis team will rent and use the superior courts at Edgewood for matches with other schools, and some practices. The Tennis courts at Edgewood are USTA certified, so they are usable for USTA level competition and tournaments.

I'm told that the cost to rebuild the courts at PHS will be about 1 million dollars. Ms. Manzo said that the cost to restore them is in year four of Region 15's, five-year capital plan.

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	143
First Name	Cameron
Last Name	Evans
Address	213 N. Poverty Rd
Comments	<p>Questions:</p> <ol style="list-style-type: none"> 1. In the financial impact section, you listed \$14,097 for advertising. What type of advertising and why so expensive? 2. Page 6 of the FAQ, you don't yet know the cost to safely and environmentally remove the Ballantine Pool or Pomperaug Tennis courts, this should be taken into account as it will be additional expenses for Southbury residents. What is the cost to perform this work please and how will High School athletes travel to the Edgewood tennis courts? <p>Comment:</p> <p>I'm concerned that there are still too many unknowns to determine if purchasing Edgewood for \$2,115,000 is the less expensive option, especially since the town has yet to know how to turn a profit (page 8 FAQ) out of this potential investment. There are a variety of additional costs that Southbury will surely incur down the road such as the option to expand the bathhouse and perhaps build a gymnasium or any other add-ons (page 7 FAQ). Leveraging the existing space at Ballantine although at face value, seems to be more expensive, it is in town and can accommodate our local swimmers needs and give us the flexibility to meet the demand of swimmers who want to participate. Just walk into the Pomperaug High School Pool and you'll see how successful the swim team has been and why we need to keep Ballantine in business.</p>

From: George Bertram
Sent: Sunday, May 3, 2020 7:08 PM
Subject: Response to your Comments and Question

Dear Mr. Nordby,

Thanks for supporting the recommendation of our Task Force. We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

If we were to acquire Edgewood, residents from Middlebury and Woodbury would be treated like any other non-Southbury residents. Per our latest membership plan, a Southbury family could join for the summer pool season for \$350 per year. A family from Middlebury, Oxford, or Woodbury would pay \$800 per year, just for the pool. These membership fees are just a proposal. Nothing is final.

If we were to demolish the Ballantine Pool and Pool House, the estimated cost is \$80,000 from Hugh Sullivan. I've heard other estimates of \$50,000 to over \$100,000. Since Ballantine's Pool

is deteriorating on its own, due to its advanced age, it will have to be shut down at some point, whether we acquire Edgewood or not. This cost isn't tied to Edgewood. We've been told that Ballantine's Pool has one or two seasons remaining, without requiring expensive repairs. That's a guess. Nobody knows for sure. Ballantine's pool is about fifty years old. That's the life expectancy for a municipal pool.

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EDGEWOOD — 5

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

Stay Healthy!

GB

ID	133
First Name	Arnold
Last Name	Nordby
Address	1334 old Waterbury rd
Comments	I think 2 million versus 4 million is a pretty clear choice. There are also money-making options that valentine doesn't offer. I was a little bit confused on one part referring to Woodbury and Middlebury residents. Question though. What would become of the current pool and are those costs included. Nobody wants to find out later that doing away with Ballentine would cost us let's say a million dollars.

From: George Bertram

Sent: Tuesday, May 5, 2020 2:48 PM

Subject: Response to your comment

Dear Ms. McGahren,

I deny attacking you in any way. Furthermore, I did not delete any of my posts. Whatever was removed was taken down by the administrator of that Facebook page. I didn't remove anything.

I was attempting to start a rational and intelligent debate on the Edgewood issue, with folks like you, who were so vehemently opposed to it. I wanted to understand their reasoning or lack thereof. I don't take any of this personally.

We are planning to hold a fourth Public Presentation on the Edgewood project, sometime in mid-May. The focus of this presentation is on the membership projections, subsequent revenue projections, anticipated expenses, and the proposed management and governance model for Edgewood. I trust that you will be in attendance.

Stay Healthy,

GB

ID	227
First Name	Allison
Last Name	McGahren
Address	18 Turrill Brook Drive
Comments	I am very disappointed with how the task force and selectmen keep promoting and pushing the purchase of Edgewood and dismiss residents who are asking valid questions and raising valid concerns as being "misinformed". I was publicly

attacked by Selectman Bertram on Facebook yesterday of posting false information when I was merely citing numbers from the Financial Impact Statement on the town website which he stated is not actually accurate. (he has since deleted his controversial post). I have absolutely no trust or faith in this administration.

From: George Bertram
Sent: Tuesday, May 5, 2020 3:53 PM
Subject: Response to your comment

Hi Diane,

Thanks for supporting the recommendation of our Task Force.

Southbury's swimming programs are an essential part of our Town culture. It would be heartbreaking for so many to lose access to a Town pool,

We see the Edgewood Sports Complex as an exciting yet fiscally responsible opportunity for Southbury.

The table copied below compares the option of rebuilding Ballantine vs. acquiring Edgewood.

Feature	Current Pool at Ballantine	New Pool at Ballantine	Acquire Edgewood Sports Complex
Cost	NA	\$4,119,000	\$2,115,000
Pool Size in Square Feet	4,604	5,125	5,125
Zero Entry slope entry	No	Yes	Yes
Pool Deck Size in Square Feet	6,400	12,000	14,250
Pool Heater – Water 80 deg F	None	None	Yes
Swimming Season	14 weeks	14 weeks	18 weeks (with heat)
Pool House Size in Square Feet	1640	3,000	5,312
Commercial Kitchen – Snack Bar	None	None	Yes
Liquor License	None	None	Yes
USTA Certified Tennis Courts	None	None	Six
USTA Tennis Tournaments	None	None	Yes
Heated Paddle Tennis Courts	None	None	Two
Pickle Ball Courts	None	None	Yes
Playscape for Kids	None	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	None	Yes
Gym with Equipment	None	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes	Yes*
Parking Spaces	62	62	159

Probability of Cost Overruns	NA	High	Zero
Swim Seasons without a Pool	NA	Two	Zero
Taxpayer Subsidy Required**	Yes**	Yes**	No
Generates Excess Revenue***	No	No	Yes ***
ADA Compliance	No	Yes	Yes

***Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine**

****Ballantine's Pool operations required a taxpayer subsidy of over \$90,000 last year.**

Even if we cut back on lifeguards, Ballantine would still require taxpayer subsidy.

***** Financial projections of Edgewood operations show that it would likely generate revenue in excess of expenses.**

Our Task Force projects this excess revenue to be between \$30,000 and \$200,000 per year.

This surplus revenue will be held in a special reserve fund to finance other recreational activities in Southbury.

Rebuilding the Town Pool at Ballantine will cost twice as much as acquiring Edgewood. Plus, Edgewood has so much more to offer. To the members of this Task Force, it's a "no-brainer."

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- **Park & Rec Director:** Michael Ganem
- **Economic Development Director:** Kevin Beilmeier

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ID	136
First Name	Diane B
Last Name	Sullivan
Address	615 South Britain Road

Comments	Wonderful idea for town to buy Edgewood! I am presently a "Racket Only" member of Edgewood and would welcome the opportunity to take advantage of the pool. In addition, I hope the town is going to continue the use of the Tennis courts for USTA play as it could also generate revenue for the town as the out of town Teams - pay to play. In addition, the town could continue the tennis clinics, pickle ball, & paddle tennis and collect fees for non-town guests. It only takes me 5 extra minutes to get to Edgewood from South Britain vs. Ballantine and/or Community Park and the quality of the Tennis courts and facilities are far superior to the existing town facilities.
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From: George Bertram
Sent: Tuesday, May 5, 2020 3:57 PM
Subject: Response to your comment

Dear Ms. Gleissner,

I've forwarded your information to Charlie Rosa, the Director of the Park & Rec Commission, and Michael Ganem, our Director of Park and Rec.

Stay Healthy!

GB

ID	135
First Name	Heidi
Last Name	Gleissner
Address	5 Housatonic Trail
Comments	My name is Heidi Gleissner and I am a resident of Southbury with 20+ years of experience as a Certified Pool Operator. If I can be of any assistance with the Ballantine Pool or help when you acquire the Edgewood property, I am more than willing to help. I am also a certified Red Cross lifeguard and WSI. Thank you for your time and stay safe Sincerely, Heidi Gleissner

From: George Bertram
Sent: Tuesday, May 5, 2020 4:56 PM
Subject: Response to your questions

Dear Mr. Dawson,

Thank you for your response. I've attempted to answer your questions below.

Why is this being called a regional facility? It's not going to support regional attendance.

We have not officially called the Edgewood's Sports Complex, a "regional facility." However, we did discuss the possibility that it could become regional in the future. At this time, if the acquisition went through, Edgewood would be wholly owned by Southbury and operated in the best interests of Southbury residents.

What are the plans and costs for demolition of Ballantine? What are you going to do with the land there and costs should be added to the Edgewood costs.

Short term, the closing of Ballantine's Pool and Pool House would cost virtually nothing. It's currently closed for the Winter season. The site is presently appropriately fenced for insurance purposes, so there is no need for additional fencing.

If it were to be permanently closed, which is likely to be the case over the next year or so, the Town would first secure the facility as we do for every winter, then we would attempt to figure out what to do with that site, long term.

The costs for demolishing the pool and the pool house have been estimated at \$50,000, \$80,000, and \$150,000. We won't know for sure until we go out for bids.

The costs are not added to the acquisition cost of Edgewood because:

- We have not decided what will happen to the Ballantine Pool site once the pool is closed.
- Costs to close Ballantine's Pool will be incurred regardless of our decision on Edgewood. At some point in the not so distant future, we will have to close Ballantine Pool. Whether we close Ballantine because Edgewood comes on line, or just because Ballantine finally falls apart, the closing or demolition costs will happen.

Recommendation

The Edgewood Ad Hoc Task Force finds the Edgewood Bath and Tennis Club to be a fiscally responsible and appropriate option to replace the current town pool at Ballantine. As such, **we recommend exercising the Town's option to purchase** with the following provisions:

- The Town obtains a pool inspection report once the pool is open for the season.
- The Task Force remain in place to explore and recommend facility management options.
- The Task Force remain in place to explore community center options and improvements.
- A new Task Force be formed to explore future opportunities at Ballantine Park.

The Future of Ballantine Pool

The Task Force believes the town should remain committed to maintaining and enhancing Ballantine Park going forward, including the pool area. Therefore, the Task Force will be adding a condition to our recommendation that a new Task Force be formed to investigate how to best utilize Ballantine.

In the opinion of Hugh Sullivan, of Bennett Sullivan Associates, Inc., it would cost approximately \$50k to demolish and fill the pool at Ballantine.



EDGEWOOD — 28

NEW 4/6

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**



EDGEWOOD — 5

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Playscape for Kids	None	None	Yes – 3,500 sq Ft
Regulation Basketball Court	None	None	Yes
Gym with Equipment	None	None	Yes - 800 Sq Ft
Full Outdoor Lighting*	None	Yes	Yes*
Parking Spaces	62	62	159
Probability of Cost Overruns	NA	High	Zero
Swim Seasons without a Pool	NA	Two	Zero
Taxpayer Subsidy Required**	Yes**	Yes**	No
Generates Excess Revenue***	No	No	Yes ***
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***Enables night time activities like tennis, basketball, swimming which are not now available at Ballantine**

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- **Park & Rec Director:** Michael Ganem
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Stay Healthy!

GB

ID	130
First Name	Peter
Last Name	Dawson
Address	856 Chestnut Tree Hill Road
Comments	Why is this being called a regional facility? It's not going to support regional attendance. What are the plans and costs for demolition of Ballantine? What are you going to do with the land there and costs should be added to the Edgewood costs.

From: George Bertram
Sent: Thursday, May 21, 2020 9:57 AM
Subject: Re: Response to your comment

Ed,

We haven't scheduled the fourth meeting yet. We're trying to get a lot more information together before we finalize the date. At this point, I'm guessing it's going to slip into June.

Get [Outlook for iOS](#)

From: Ed Edelson
Sent: Thursday, May 21, 2020 9:40:20 AM
To: George Bertram
Subject: RE: Response to your comment

Dear Mr. Bertram,

I hope you and your family are doing well.

Can you give me an update on the 4th Public Presentation in May? I have been monitoring the calendar, but I have not seen anything scheduled.

Many thanks,

Ed

From: Ed Edelson
Sent: Sunday, May 3, 2020 11:50 AM
To: George Bertram
Subject: RE: Response to your comment

Dear Mr. Betram,

Thank you for letting me know.

With all due respect to Mr. Colton, the spreadsheet was difficult to follow. I think if you are interested in conveying the information to a wider audience, more explanation of the assumptions and calculations are needed. It should have more structure beginning with showing the P/L in a more conventional format – first show the revenue and cost assumptions, then show revenue calculation etc.

Also, it would be helpful to have a financial cash flow. This is a 30 to 50 year investment and it should be clear this is not based on only the first year cost analysis. One of the deficiencies of many public sector and non-profit organizations is that because they don't think about taxes, they forget that assets depreciate. A proper analysis of a critical piece of town infrastructure should include the need for ongoing building of reserves for major maintenance items/replacement.

I hope you and Shanna are staying safe and well in these unprecedented times that will almost assuredly put stresses and strains on Southbury's future finances,

Ed

From: George Bertram

Sent: Saturday, May 2, 2020 7:51 PM

Subject: Response to your comment

Dear Mr. Edelson,

I agree that the Financial Impact Statement released by the Task Force needs clarification.

To that end, our Task Force will schedule a fourth Public Presentation for a date TBD in mid-May.

This presentation will spotlight the membership projections, resultant revenue projections, expected expenses, and the proposed management model for Edgewood.

The Task Force is working on a more detailed financial analysis, which we expect to release ahead of the presentation date.

I apologize for any confusion.

Stay Healthy!

GB

ID	170
First Name	Ed
Last Name	Edelson
Address	609B Heritage Village
Comments	<p>I am unable to reconcile the financial summary in the presentation to the link provided to "Financial Impact." My best guess is that the latter is missing a page 2. Please check if the link goes to a complete view of the detailed financial analysis. If I am right, please send detailed financial impact.</p> <p>I am not saying the summary is wrong. For example, I don't see what is assumed for non-resident revenue which appears to be 50% of the expected revenue - a very important building block.</p>

From: George Bertram

Sent: Monday, July 27, 2020 1:17 PM

Subject: Response to your comment

Joan,

In response to your comment, I would like to inform you that the Edgewood Task Force has already obtained several estimates for the renovation of Ballantine's Pool and Pool House. The Task Force has spent a lot of time and effort to estimate the cost of fixing or rebuilding Ballantine.

Our estimates come from three well-qualified companies who have experience with municipal pool type projects. These are Weston and Sampson, Aquatectonic, and Bennett Sullivan Associates. Also, we asked two additional architects (Ted Wallover and Michael Fortuna) with a

lot of municipal-grade pool building experience, to review the estimates provided, and they both agreed that the estimates made sense. As a result, the Task Force has a high degree of confidence in these estimates.

I copied a section of a memo released by the Task Force on April 20, 2020, that shows the three estimates and their average, which is **\$4,119,425**. The full document is attached for your reference.

Weston and Sampson estimated a cost to repair Ballantine at **\$2,900,000**. Their engineers said that the repair might only last for five years. Because of the high cost and short life-expectancy of the repairs, Weston and Sampson recommended that we rebuild the pool completely, which would likely provide us with a 50-year lifespan pool, based on experience. A snip from their repair estimate is attached below.

Our Task Force has never seen any estimates that the Ballantine Pool can be repaired for "hundreds of thousands" of dollars. The many pool experts that we spoke with all said that it would not be practical or wise to attempt to fix Ballantine's pool, which is fifty years old. It's an old pool, at the end of its expected lifespan. The concrete structure has degraded over time due to the constant exposure to the chlorinated water. There's no "cheap" way to repair it, as you can see by the \$2,900,000 estimate from Weston and Sampson.

The Task Force did not favor spending over \$4,000,000 to rebuild Ballantine when we had the option of acquiring Edgewood for only \$2,000,000. In addition to being less expensive, the Edgewood option provides additional amenities, like six USTA-grade Tennis courts, that would not be part of a Ballantine rebuild. We know for a fact that the cost to build Edgewood, back in 2010, was \$5,300,000. If someone were to construct a facility of similar size and quality to Edgewood, in today's world, with today's money, the cost has been estimated at \$6,250,000.

I don't expect that everyone in town will support the acquisition of Edgewood, and that's fine. However, please get the real facts and the numbers before you finalize your decision.

If you would like to see all of the Task Force documents, they are available on the Town Website through this link <https://southbury-ct.org/edgewood>. Also included in this site are over six hours of video presentations given by the Task Force. If you have questions about Edgewood and how the Task Force made their conclusions, you'll probably find answers there.

George Bertram

Ballantine Project Estimated Cost from Aquatectonic

In response to public and Selectman feedback seeking further confirmation of the estimated cost for replacing the Town Pool at Ballantine Park, the Edgewood Ad Hoc Task Force engaged Lothrop Associates LLP architects, dba Aquatectonic, to provide a third, municipal-caliber, project estimate.

Aquatectonic specializes in designing pools, water features, and spas for municipal and community use in the tristate area. Aquatectonic has designed and built pools for municipalities such as White Plains, Armonk, and Somers, as well as community organizations such as the YWCA of Greenwich and the Westchester Country Club.

Our project lead, William Simmons, AIA, is the head of the Aquatectonic division. Mr. Simmons has over thirty years of professional experience designing for communities and municipalities. He is LEED-certified and has been a managing partner at Lothrop Associates for 13 years.

Mr. Simmons was asked by the Task Force to provide a cost estimate to replace the Ballantine pool and bathhouse to meet ADA standards and building code compliance. As he was not able to make a site visit due to the ongoing public health concern, Mr. Simmons was provided the Weston & Sampson engineering report of the pool and the Bennett Sullivan Associates Inc. analysis of the pool house for reference. Note that the Task Force did not provide Mr. Simmons with the detailed cost breakout spreadsheets from either Weston and Sampson or Bennett Sullivan.

Mr. Simmons submitted a project cost estimate of **\$3,979,276** to replace the Ballantine pool and bath house. This estimate is consistent with the previously obtained estimates:

Bennett Sullivan Associates, Inc.	\$3,729,000
Aquatectonic	\$3,979,276
Weston and Sampson	\$4,650,000
AVERAGE PROJECT ESTIMATE	\$4,119,425

Mr. Simmons allows that several site-specific factors, such as parking lot drainage, that may increase the project cost. Mr. Simmons' report also diverges from the Weston & Sampson and Bennett Sullivan Associates Inc. reports in two meaningful ways:

RENOVATE POOL WITH MYRTHA & RENOVATE BUILDING

ITEM	DESCRIPTION	COST*
General Conditions	Construction fence, erosion controls, temporary utilities, dumpsters, signage, field testing, office trailers, project manager, superintendent, etc.	\$ 361,000
Demolition	Remove & dispose concrete pool deck, pool & kiddie pool gutter and main drains, trees, etc.	\$ 80,000
Concrete (Aquatics)	Misc. concrete, concrete pump trucks, pool pathch, concrete deck, grout	\$ 136,000
Metals	Misc Lentiles, interior railings, steel modifications	\$ 5,000
Woods/Plastics	Misc Carpentry, bracing, staging, misc trades, Misc trim	\$ 40,000
Thermal & Moisture	Caulking, asphalt roof	\$ 16,000
Openings	Doors and hardware	\$ 18,000
Finishes	Paint, trim, mechanical piping, vinyl siding, FRP board	\$ 10,000
Specialties	Interior toilet partitions & finish	\$ 13,200
Equipment	Appliances & equiment	\$ 2,000
Furnishings	Trash Receptacles	\$ 3,000
Special Construction (Aquatics)	Pool gutter, equipment, accessible lift, & Myrtha	\$ 967,000
Mechanical	Pool plumbing	\$ 65,000
Heating, Ventilating and Air Conditioning (HVAC)	Louvers	\$ 6,000
Electrical	Building electrical, pool bonding	\$ 135,000
Earthwork	Haul, excavate for pool gutter, formation of subgrade, pipe bedding, finish grading, etc.	\$ 67,000
Exterior Improvements (Landscaping)	Landscaping, fencing	\$ 77,000
Utilities	Water connection, site drainage, etc.	\$ 10,000
Subtotal		\$ 2,011,000
Permits 2% of Project		\$ 40,220
Bonds & Insurance @ 1% project Cost		\$ 20,512
Construction Contingency (25%)		\$ 517,933
Engineering @ 12%		\$ 310,760
ROUNDED TOTAL		\$ 2,900,000

ID	274
First Name	Joan
Last Name	Korowotny
Address	452 Spruce Brook Road
Comments	After just having read the email regarding Edgewood - the tone I am getting is that it is a done deal. No one seems interested in getting quotes for repair of Ballentine because it would cost hundred of thousands. But no one is baulking at spending \$2million.

From: George Bertram
Sent: Tuesday, May 12, 2020 12:31 PM
Subject: Answers from Hugh Sullivan

These six submissions bear some striking similarities. They do appear to be orchestrated. I wonder who the "conductor" is?

- No return email address
- Terse - Sketchy grammar and spelling
- Similar themes and comments
- They all came in around the same time (#'s 195 – 211)

ID	211
First Name	David
Last Name	Peck
Address	128 Burr Rd
Comments	<p>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.</p> <p>RESPONSE: The writer states .."cannot rely on estimates", which is an unsubstantiated claim. The costs and incoming revenue from Edgewood have been vetted through the Board of Finance, Southbury's Finance Director, and the assigned Task Force. These professionals have reviewed all the costs and the expected incoming revenue, and there is actually a cost REDUCTION should the town acquire Edgewood. The numbers have been presented in on-line public forums public forums, all of which have been available to Southbury's citizens. To make a statement that it is too risky, and that residents need money for 'college and rising expenses' without any specific facts and independent analyses to back up the claim does not indicate a factual basis for that claim. We are confident that this acquisition will actually save taxpayer money.</p>

ID	209
First Name	Robin
Last Name	Stiles
Address	583 S Britain Rd
Comments	<p>You place big tax risk on us with this purchase. Facility is for Middlebury people, live closer. Most Southbury residents won't use it and don't have money. We are soon getting another tax increase in Budget. Fix Ballentine - much safer.</p> <p>RESPONSE: <u>First</u>, please refer to the ID 211, which is the response to David Peck regarding risk and the positive financial aspects of the proposed acquisition of Edgewood.</p> <p><u>Second</u>; this facility will be primarily for Southbury residents, thus we do not understand the claim that the "facility is for Middlebury people...". It is clearly intended for Southbury citizens with a lower yearly membership charge. Families who are not Southbury citizens would pay a higher annual fee.</p> <p><u>Third</u>; The statement that 'we will be getting another tax increase in budget ' is an overstatement. The Town's operating budget actually DECREASED while the School budget had an increase of about three percent. For a typical home, the 2021 budget therefore results in a \$20 increase for each \$100,000 assessed, and is driven by the school budget.</p> <p><u>Fourth</u>: The claim that Ballentine is 'much safer' is without any factual backup information. In fact, the Edgewood pool has a significantly safer method of entry into the pool due to its shallow entry slopes, all of which has been ADA approved (Ballentine is not ADA- compliant). Thus, Edgewood is in fact safer for children and for our elderly population. Making claims of being much safer without any factual accompanying proof is not useful.</p>

ID	208
First Name	Scott
Last Name	Stewart
Address	901 Kettletown Rd
Comments	<p>Your cost estimates are unreliable. You pose risky operation for residents. Will have hefty real estate tax placed on us. Facility too far for most.</p> <p>RESPONSE: <u>First</u>, please refer to our response to ID number 211 addressed to David Peck. The cost tradeoffs have been conducted by professionals experienced in estimates for construction and maintenance and yearly operating costs. Ballentine incurs a NEGATIVE COST OUTLAY of \$90,000 every year. Edgewood on the other hand will have a favorable cash flow. If you are aware of any other analyses that has produced any contrary analysis regarding the financial benefit/cost to Southbury taxpayers, we would appreciate your copy as soon as possible so we may review that analysis (or analyses).</p>

	<p><u>Second:</u> Regarding the reference to “placing a hefty real estate tax on us.” that statement is not accurate. The quantitative analyses indicate the opposite- namely that this anticipated acquisition actually saves taxpayers’ money. If you have documented analyses of how you conclude there would be a hefty real estate tax increase, please provide this as soon as possible. Claims without backup proof are not helpful to the process, and can confuse Southbury citizens.</p> <p><u>Third:</u> Regarding the comment that the facility is too far for most, that aspect also has been evaluated by the Task Force. Please refer to Mr. Dan Colton’s Excel file in which the travel time has been quantitatively analyzed and has been determined to have only a two- minute increase in drive time to get to Edgewood. If you have already read that analysis prior to making the statement that “facility is too far for most”, please indicate where you may have found errors in the calculations.</p>
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ID	207
First Name	Norma
Last Name	Cummings
Address	648 HV
Comments	<p>Stop effort to purchase. Bad times. Club operation will result in Red an add to tax burden. Cost / Income Estimates are generally wrong. Assess on own, Residents short money. New Budget increase, again coming.</p> <p>Response: When the State and local governments are under financial stress, this is exactly the right time to save taxpayers the \$90,000 annual expense loss from operating the Ballantine pool facility, and transition to a positive cash inflow from Edgewood.</p> <p><u>Second:</u> You state that “cost/income estimates are generally wrong”, but we cannot comment on that until you provide our Task Force the basis of your analysis and statement. We will review your quantitative analysis and if there is merit, we would adjust the Task Team’s detailed analyses. Please provide your information to the Task Force as soon as possible.</p> <p><u>Third:</u> Regarding your statement “Residents short money”, the statement is not clear and thus is difficult to provide a reasoned response. Southbury’s tax rates are among the best 40 percent in Connecticut, and the new 2012 approved town budget , including set- aside money to purchase the Edgewood facility is actually lower than last year’s budget. Thus, we find it not possible to</p>

	respond to your comments re a 'new budget increase, again coming' because your statement does not correlate to the documented reduction in the 2021 Town budget. Further, there are not any plans in place related to your comment re: a "New Budget increase, again coming" (sic). If you have specific information that relates to any Town plan for a "new budget increase", please provide that information. We are puzzled by your statement.
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ID	196
First Name	Richard
Last Name	Garrison
Address	622 Heritage Village
Comments	<p>Adds taxes. H Hotel, Planet, Gym compete. Bad times, job losses. Ballentime swim pool little used. Travel too far. Fix Our pool.</p> <p>Response: The possible acquisition of Edgewood does not "Adds taxes"; rather, it helps to reduce the annual costs associated with a Town swimming pool when comparing Ballentine vs. Edgewood. Please advise our Task Force as soon as possible the basis if your belief that it "adds taxes", and we will then respond to your specific statement.</p> <p>Second: Regarding "bad times, job losses" we do not understand the comment; please clarify.</p> <p>Third: The statement that "Ballentime (sic) pool little used" is clearly incorrect. For example, over the period June 14, 2019 and August 14, 2019 there were in excess of 7000 users and visitors. Regarding swim lessons, there were 3092 participants. And regarding swim team practices and meets, there were 4560 participants, parents, and guests. To claim the pool is "little used" is a misstatement.</p> <p>Fourth: Regarding the comment "Fix Our pool", the existing Ballentine pool is about 50 years old and would require complete demolition and construction of a new pool. Documented independent cost estimates from three qualified construction experts indicate a cost of about \$4 million, and the result would be a smaller pool than that at Edgewood which can be purchased at a lower price.</p> <p>Fifth: Regarding the comment that the travel to the facility is "too far", that aspect also has been evaluated by the Task Force. Please refer to Mr. Dan Colton's Excel file in which the travel time has been quantitatively analyzed and has been determined to have an average two- minute increase in drive time to get to Edgewood. If you have already read that analysis prior to making the statement that "facility is too far", please indicate where you may have found errors in the calculations.</p>

ID	195
First Name	Edward
Last Name	Morris

Address	75 HV
Comments	<p>Cannot afford subscription. Too far to go to. Favors Middlebury.</p> <p>Response: The subscription (membership fee) for annual membership at Edgewood would be \$350 which is a \$30 annual increase from the current \$320 fee in 2020 for Ballentine . Should Middlebury residents choose to join, their membership fee would be approximately \$800, which is significantly higher than that charged to Southbury citizens. Thus, there is no basis to the claim that an Edgewood purchase would “favor Middlebury”.</p> <p><u>Second:</u> Regarding the statement re too far to go, an analysis of drive times from several areas within Southbury indicates the average additional drive time is two minutes. We did not consider that a significant issue for the average Southbury resident.</p>