

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1 April 1, 2019

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3 The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall,
4 268B Mammoth Road, Londonderry, NH.

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6 Present: Vice-Chairman Joe Green; Councilor Tom Dolan, Jim Butler and Ted Combes;
7 Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik; Executive Assistant
8 Kirby Brown; Absent; Chairman John Farrell

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10 CALL TO ORDER

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12 Vice Chairman Joe Green called the Town Council special meeting to order and led the
13 Pledge of Allegiance. This was followed by a moment of silence for all those who serve us
14 here and abroad.

15
16 PUBLIC COMMENT

17
18 There was no public comment.

19 PUBLIC HEARING

20
21 NONE

22
23 OLD BUSINESS

24
25 NONE

26
27 NEW BUSINESS

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29 Chairman Farrell introduced the appointment of the Deputy Treasurer, Joe Paradis in
30 light of Town Treasurer Kathy Wagner's re-election. Motion to appoint Joe Paradis made
31 by Councilor Combes and second by Councilor Jim Butler. The Council had a consensus
32 of 4-0-0.

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35 Vice Chairman Green introduced the Pool Study Committee report, presented by
36 Assistant Town Manager Lisa Drabik. See attached. Drabik summarized the committee's
37 findings for the Council and made some suggestions going forward. Drabik stated that the
38 committee voted against doing an outdoor pool in the town, based on their findings.
39 Drabik suggested doing a partnership with the Londonderry YMCA for funding as well.
40 The Council recommended to Drabik to move forward and to explore the idea of a
41 private-public partnership with the YMCA. The Council asked for another updated in 90
42 days to the Council.

43
44 Councilor Dolan explained that the process of the new voting books at the elections may
45 not happen as the company will have to get a certification but the cost of the certification
46 and the time, we probably won't have the same e-books for the general election.
47 Councilor Dolan gave an update.

48

APPROVAL OF MINUTES

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51 Motion to approve Town Council minutes from March 18, 2019 made by Councilor Dolan
52 and second by Councilor Butler. Chair votes 4-0-0.

53

APPOINTMENTS/RE-APPOINTMENTS

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56 The Council motioned to appoint Martin Srugis from an alternate member to a full-time
57 member on SNHPC. Motion to approve by Councilor Dolan and second by Councilor
58 Combes. Chair votes 4-0-0.

59

ADJOURNMENT

60

61
62 Motion to adjourn made by Councilor Dolan and second by Councilor Combes. Chair votes
63 4-0-0.

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65	Notes and Tapes by:	Kirby Brown	Date: 04/01/2019
66	Minutes Typed by:	Kirby Brown	Date: 04/08/2019
67	Approved by:	Town Council	Date: 04/15/2019

TO: Londonderry Town Council
FROM: Town Pool Study Committee
RE: Town Pool Study Committee Final Report and Recommendation to the Council
DATE: April 1, 2019

I. THE COMMITTEE BASICS

A. **Committee Charge:** As adopted on 8/13/18 by the Town Council via Resolution 2018-09, the Town Pool Study Committee (“Committee”) was “[c]harged with researching and making a recommendation to the Town Council as to the feasibility, interest in, and need for such in the community. Research shall include, but is not limited to the following: examples from other communities, construction and on-going maintenance costs (including personnel), liability issues, potential locations in town, and gauging the general interest among residents for this amenity.” Per the Charge, the Committee was to “[r]eport its finding and make a recommendation to the Town Council on or before December 1, 2018.”

B. **Committee Status post 12/1/18:** At the Town Council meeting directly preceding the 12/1/18 deadline, ATM Drabik indicated that the Committee had been unable to complete its work in the 3 ½ months since it was formed, and presented the Committee’s recommendation that the Council extend the duration of the committee for as long as the committee deemed necessary in 2019, so that the Committee could continue its work. The Council agreed to do so.

C. **Members and Meetings:** Per the Charge, appointments to the Committee were made on or before 9/15/18, and the Committee consists of 8 members: the ATM (the TM’s designee) as Chair (non-voting); 5 appointed representatives from the public (and one non-voting alternate); 1 appointed representative from the Planning Board; and 1 appointed representative from the Recreation Committee. The Committee met a total of five (5) times: 9/26/18, 10/18/18, 11/7/18, 1/16/19, and 3/12/19. The Committee members completed individual research tasks between meetings.

II. SUMMARY OF RESEARCH PERFORMED BY COMMITTEE

A. Examples from Other Communities & Construction/Maintenance Costs

The Committee members researched existing outdoor public pools in the following communities: Bedford, Concord, Dover, Exeter, Goffstown, Merrimack, and Milford, as well as the splash pad in Windham. The committee brainstormed and posed the following list of questions to each such community:

- Town population
- Is the pool town-owned and town-run, or managed by another organization (i.e., local YMCA)?
- Initial cost? How was it funded? (Warrant article, grants, etc.)
- Ongoing costs—what is/are the annual budget line(s)? (maintenance, utilities, employees, etc.)
- Size of pool?
- Capacity of pool?
- Dates of use (when does it open for the season and close for the season?)
- Is the pool heated?

- Operating hours during the season?
- Residents only, or open to non-residents? What are the rules in that regard (i.e. non-resident must be accompanied by resident, etc.)?
- Any public usage data? (Totals; Resident v. Non-resident, etc.)
- Usage fees? How do they work? (Pay-per-use, season passes, family passes, etc.)
- Do you employ lifeguards? How many? Are they Town employees? Starting hourly rate?
- What else borders the pool—i.e., changing rooms, restrooms, concessions, park(s)?
- Is the pool just “the pool” or is part of a larger athletic or town complex?
- Do you also have a kiddie pool or designated “kiddie pool area” in the larger pool?
- Do you derive any income from the pool in addition to resident usage fees— i.e. swim lessons, swim teams/meets, etc.? Concessions?

Rather than include all of the details related to each community herein, the following general statements can be made:

- The outdoor pools were mostly built in the 1960’s and 70’s using federal grant funds which seem to have been available at the time, and have been repaired over the years as necessary. (NOTE: In Merrimack, the community pool was filled in after a 2001 warrant article for necessary pool repairs failed to pass).
- The outdoor pools are not heated, are generally open 10-12 weeks (generally, mid-June to end of August) on all days of the week, and there is a fee to use the pools (whether it be a daily usage fee or season pass).
- The communities also derive income by charging swim teams and swim instructors (lessons) for use of the pool.
- The pools are open to both residents and non-residents, with different fees for each group.
- All hire lifeguards; an average estimate of annual costs for staffing and to maintain the pool: \$75,000 - \$100,000.
- The pools are generally located in an area with other amenities such as ball fields, parks, picnic areas, ice rinks, etc.

Inquiries were also made with the YMCA of Londonderry and the Executive Health Club related to the cost of construction of those newer pools; however, the Committee was unable to garner useful information from those entities with regard to construction and ongoing maintenance costs.

B. Liability Issues

An inquiry was made with Primex about the impact, if any, on the Town’s liability insurance should the Town build a public pool. Per Primex, there would be no resulting insurance rate increase unless/until there were claims made by patrons as a result of using the pool. Additional information gleaned from Primex:

- Should the Town put in a pool, it could assert recreational use immunity in the event of any claims, *so long as* the Town does not charge a fee for use of the pool. Thus, it would be a risk/benefit analysis as to whether we should charge a fee for use (as most other Towns do) of a community pool.
- We may ask pool users to sign a waiver; it is not a cure-all (and might prove unduly cumbersome from a practical standpoint) but might diminish liability.

- Whether it is an indoor or outdoor pool (i.e. length of use) is immaterial from a coverage perspective.
- Should the Town desire a diving board (not advisable), we would likely need a diving board rider, which could be quite expensive.

C. Potential Location(s) in Town and Cost of Potential Outdoor Pool

Upon the Committee’s request, the Town Planner and GIS Manager conducted a review of all available town property, and concluded that the LAFA fields area is the most advisable location for an outdoor community pool given the availability of land (for a pool, bathhouse, and parking), sewer, water main, already available parking, and its central location. The Town Planner and GIS Manager produced 2 maps for the Committee (attached as Exhibit A to this report), in which they overlaid the footprints of two (2) other community pools onto the LAFA fields’ area. Of course, the actual location for any such community pool would depend upon the dimensions and shape of the pool to be installed.

Thereafter, upon the request of the Committee, Steve Cotton utilized such maps and did some research into the costs associated with putting an outdoor pool in the general area(s) noted on such maps. Per Steve, the total cost would likely be in the neighborhood of \$1.2 - \$1.5 M—with the majority of the costs arising from running the necessary sewer and water lines, as well as the installation of bathrooms and additional parking.

E. Gauging the General Interest of Residents in an Outdoor Community Pool

The Town Assessor reported to the Committee that approximately 35% of single-family residences in Londonderry have their own outdoor pool, which the Committee believes may decrease overall community interest in an outdoor public pool. Note: the 35% figure does NOT include other residents which may have access to an outdoor pool via their residency in a condominium or apartment complex.

The Committee discussed that that best gauge of overall community interest is, obviously, a warrant article. The Committee discussed the idea of including a survey with the April 2019 tax mailings to gauge community interest in the Town building an outdoor public pool; however, the Tax Collector indicated that there are specific statutory requirements¹ for what may/may not be included with tax bill mailings as well as some logistical/cost issues related to the mailing process, and the survey idea was abandoned.

F. A Different Option

During one of our meetings, the Committee discussed that a pool was included in the Town Master Plan Document, imagined as an outdoor community pool next to a field house (for ice hockey and

¹ RSA 76:11 (Delivery of List; Notice to Taxpayer; Other Bills) provides, in relevant part:

Said [tax] bill shall be mailed separately and not included with mailing of other town or city bills, unless the governing body of the town or city votes to mail other town or city bills or information directly related to municipal business along with the tax bill. Under no circumstances shall a city or town mail statements of position on matters of public policy along with the tax bill

indoor soccer), all as part of a "Town Center Recreational Village." Further discussion was had about whether a community pool might be contemplated within the Woodmont Commons buildout. Upon further investigation, it was determined that the Woodmont developers have had discussions with the YMCA about available land in Woodmont should the Y desire to build a "community center" (to include an indoor/outdoor pool) thereon.

Since that discussion, ATM Drabik has followed up with the YMCA and learned that they are still very interested in building a community center in the Woodmont development; however, their decision-making has been hampered by a number of factors, but mostly by the fact that they are currently without a CEO who would of course have to spearhead any such plan and undertake the due diligence necessary to investigate feasibility from a cost/funding options perspective. (Note: They are in the midst of their CEO recruitment right now and hope to have someone on board in the next few months). It was reported that the Y may expect to have some funding available from private entities as well as the larger YMCA USA; however, such funding would likely not be enough for the cost of a community center (\$5-10M), and they would have to mount a capital fundraising campaign. It appears that the Y may be interested in exploring whether a public/private partnership would be an option vis a vis the Town of Londonderry to build a community center in Londonderry, and they have offered to come speak to Town staff and/or the Council to begin an informal discussion about the potential for such community center.

Specifically with regard to a public/private model for a community center, the Committee found a fairly recent example for one such model: the Claremont Savings Bank Community Center in Claremont, NH, which was opened in 2013. Claremont's community center includes a competition pool, teaching pool, elevated track, basketball courts, fitness facility, aerobics room, multi-function rooms, conference room, game room, shower and locker rooms, and kitchen. The Center recovers 2/3 of its operating expenses through its very affordable membership fees (\$350 per year for a family of four). The project's big break came in the form of a commitment of \$3 million by the Claremont Savings Bank, a community donation to mark its 100th year. A capital campaign pursued private donations, but fell short of the matching target due to the financial crisis of 2008 and its aftermath, which greatly reduced donors' ability to give. Eventually the city decided to issue a bond to cover the remaining \$6M in construction costs. Private donors contributed an additional \$1M for the interior buildout, furnishings and equipment.²

III. COMMITTEE RECOMMENDATION

Given the following factors: lack of an easily "buildable" spot in Town for an outdoor public pool; the estimated \$1.2 - \$1.5 M cost of building said pool; the very limited duration of New England summers

² Should you like to read more, the following are some links both to information about the Claremont community center as well as how it was built using both public and private funding:

<http://www.claremontnh.com/residents/departments/parks-and-recreation/community-center.aspx>
<http://www.claremontnh.com/uploads/Parks%20&%20Rec/CSBCC%20Facility%20Brochure%20FINAL.pdf>
<https://jumpandsplashvt.org/blog/2017/11/20/how-to-build-a-recreation-center-the-case-of-claremont-nh>

In addition, the following is an interesting link with regard to another community's 3-year timeline (of goals) with regard to building a community center much like the one which exists in Claremont:

<https://jumpandsplashvt.org/blog/2017/3/21/target-2020-ambitious-but-not-impossible>

during which an outdoor pool could be utilized by residents; and the fact that over 1/3 of residents in Town already have access to an outdoor pool either in their own yards or condo/apartment complexes; the Pool Study Committee recommends AGAINST the idea of building an outdoor pool in Londonderry.

Rather, the Pool Study Committee voted to recommend that the Council pursue a community center which would better serve the needs of the Londonderry residents than would a stand-alone, outdoor pool, perhaps by recommending such concept to the CIP Committee. In addition, the Pool Study Committee recommends the Council (via Town staff) engage in discussions with the YMCA about a potential private/public partnership to build such community center.

Respectfully submitted,
The Pool Study Committee

Lisa Drabik, Chair (Town Manager designee)
Al Sypek (on behalf of the Planning Board)
Kevin Foley (on behalf of the Recreation Committee)
Noelle Bristol, resident
Cheryl Haas, resident
Debbie Johnson, resident
Laura Pallotta, resident
Sy Tebbetts, resident
Jen Kenney, resident (and alternate)

EXHIBIT A



Barnard Park Pool

Goffstown, NH


 Bath House


 Deck


 Parking


 Pool

 Named Perennial Streams

 Named wetlands or wetlands greater than 5 acres in size

 Sewer Gravity Main

 Hydrant

 Water Main

 Parcels



