



Colchester Recreation Center

December 13, 2022



History of the Recreation Center Initiative

- First committee was formed in 2002
 - Community Survey Completed in 2001
 - Overwhelming support for a Recreation Center.
 - Identified Indoor Pool, Gymnasium, Exercise Space Amenities
- In March 2004, voters authorized the Town Selectboard to purchase 14 acres on East Lakeshore Drive with lake frontage in proximity to the Schools and Bayside Park for \$1.1M with bond financing over 20 years.
 - Amount owed as of 6/30/23 will be \$95,162; Bond will be paid off 6/30/2025.
- Colchester Planning Commission public survey identified a multi-generational recreation center would be the best use of the property and that “public use” should take priority.
- Second committee was formed in 2009
 - Committee ended when Selectboard shifted focus on facilities to serve the public.



Conceptual Design for Upper/Lower Bayside Park and Bayside/Hazelett - 2016

- Public input, community surveys funded by voter approved Recreation Impact Fees
 - Three focus group meetings
 - One community wide meeting and three Selectboard meetings
 - 3,200 random surveys distributed geographically
 - Additional online survey available to all

Conclusions

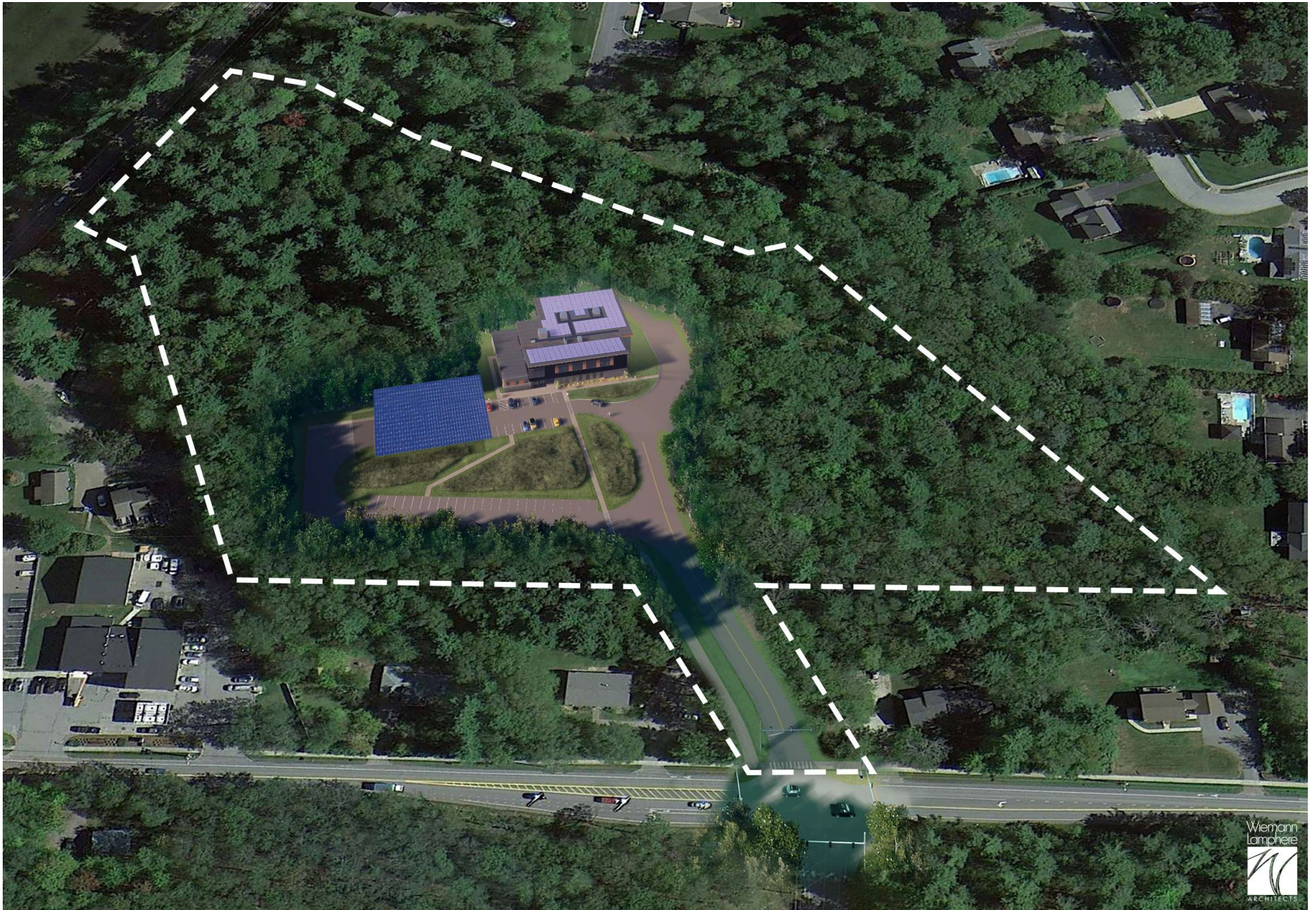
- 63 % identified an indoor pool
- 61 % identified exercise rooms
- 60 % identified exercise equipment
- 53 % identified gymnasium for basketball, volleyball, pickleball, etc., and fitness classes
- There is a demand and need for more recreation facilities and group gathering space.
- Businesses would benefit from a year round recreation facility bringing people to commercial center.
- Increased recreation opportunities are important for a community's health, economy, and social fabric.
- Recreation Center and an enhanced Bayside Park/Hazelett property will allow the Town of Colchester to provide year round recreation opportunities for all residents.



Master Plan for Upper/Lower Bayside Park and Bayside/Hazelett 2017-18

- More public input, specific amenities, and phasing, funded with voter approved Rec. Impact Fees.
- In September 2019, the Selectboard authorized Town staff to develop final plans and cost estimates for outdoor amenities at the Bayside/Hazelett Parcel. The funding for this comes from Rec Impact Fees paid by new development, NOT property taxes.
- In September 2020, we received the 50% designs and cost estimates for the construction of the park and outdoor amenities at the Bayside/Hazelett parcel. The cost was over \$6 million dollars. That exceeded our budget of roughly \$2 million.
- At that point, it was decided it didn't make fiscal sense to relocate amenities from one park to another at that cost when the ultimate goal was to make room for the long awaited Recreation Center.













First Floor Lobby



Hallway to Classroom/Meeting Rooms



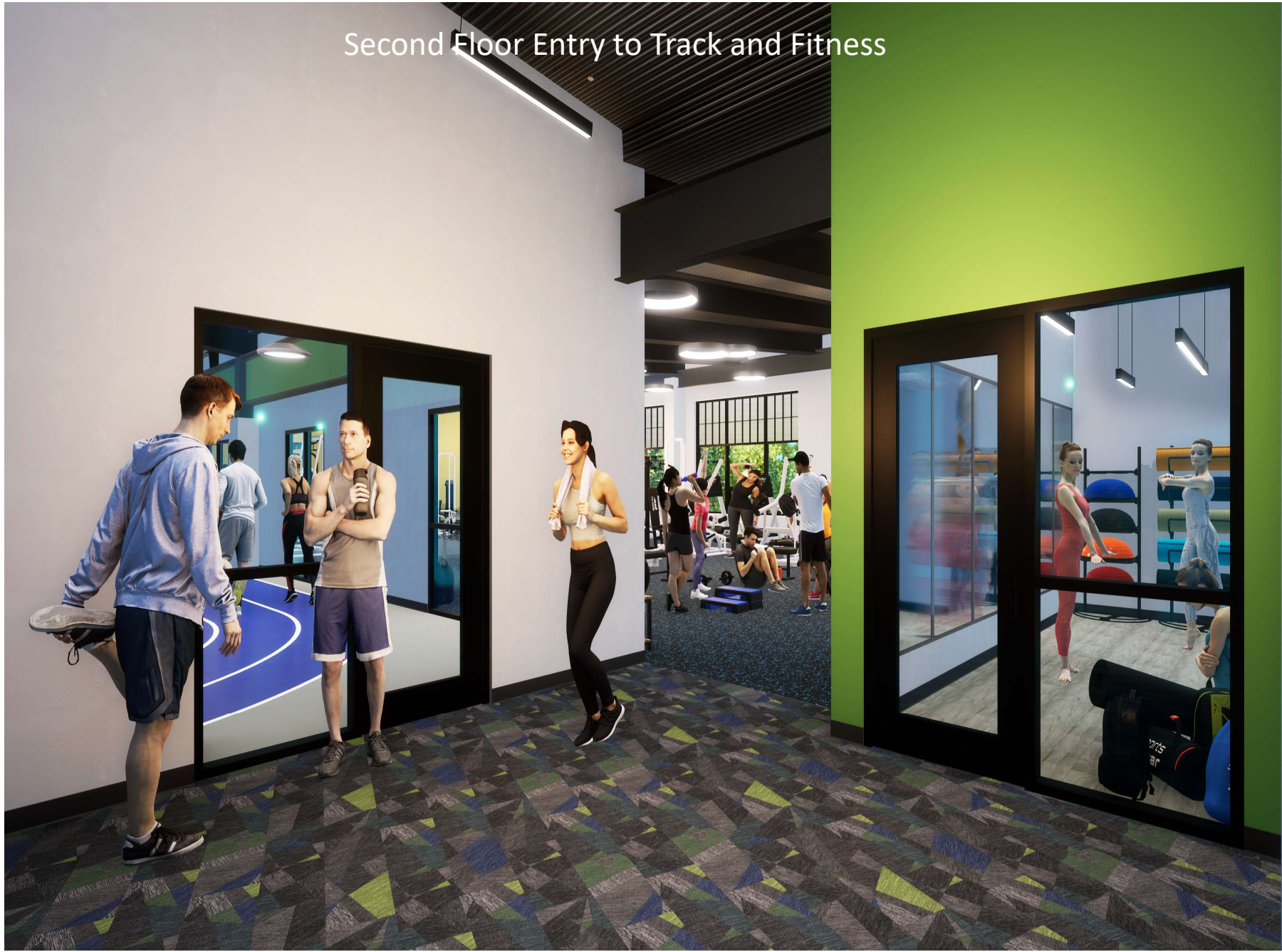
Multipurpose/Meeting Room



Gymnasium



Second Floor Entry to Track and Fitness



Fitness Room View #1



Fitness Room View #2



Wernann
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ARCHITECTS

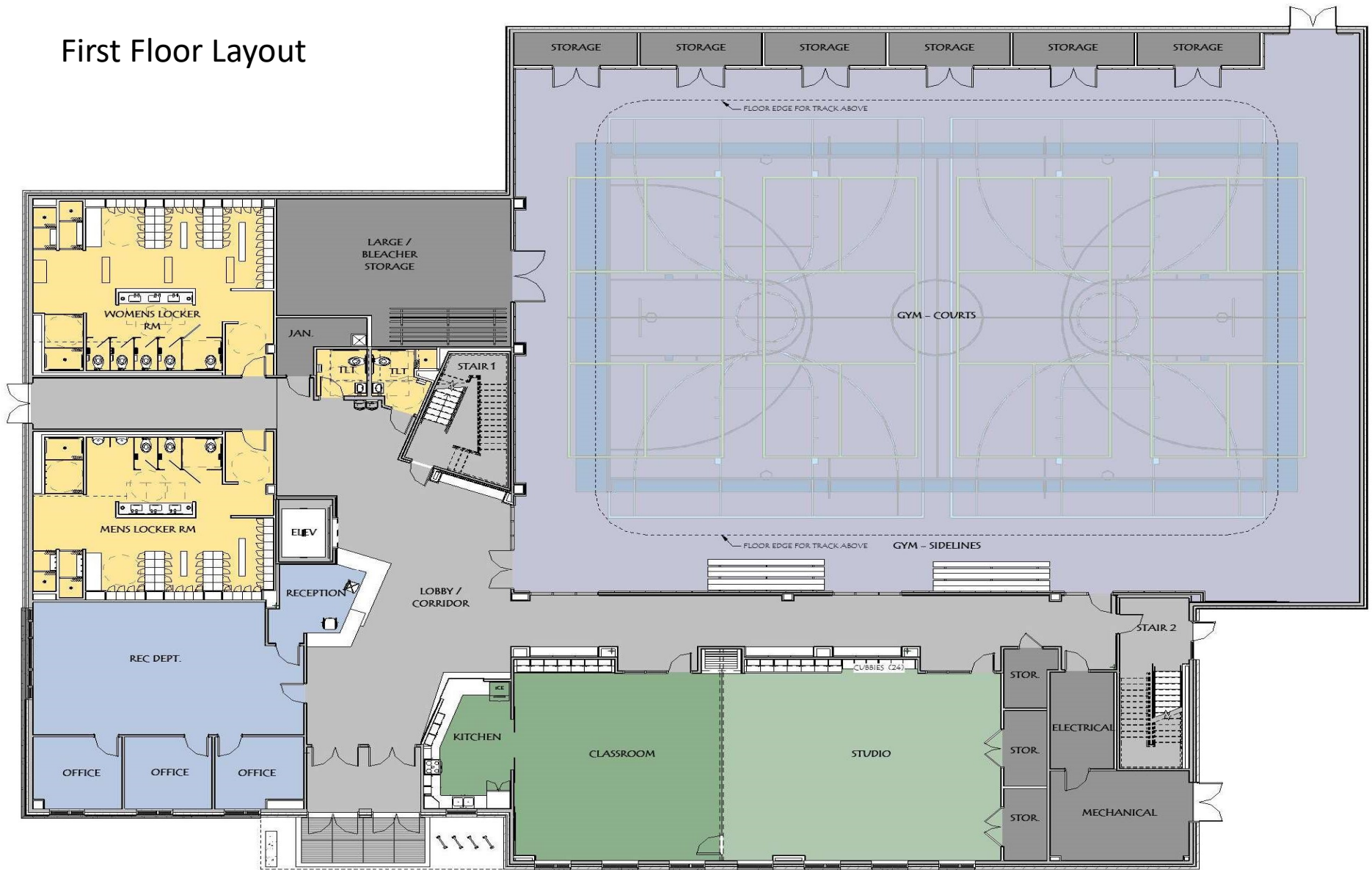
Overhead View of Fitness Space



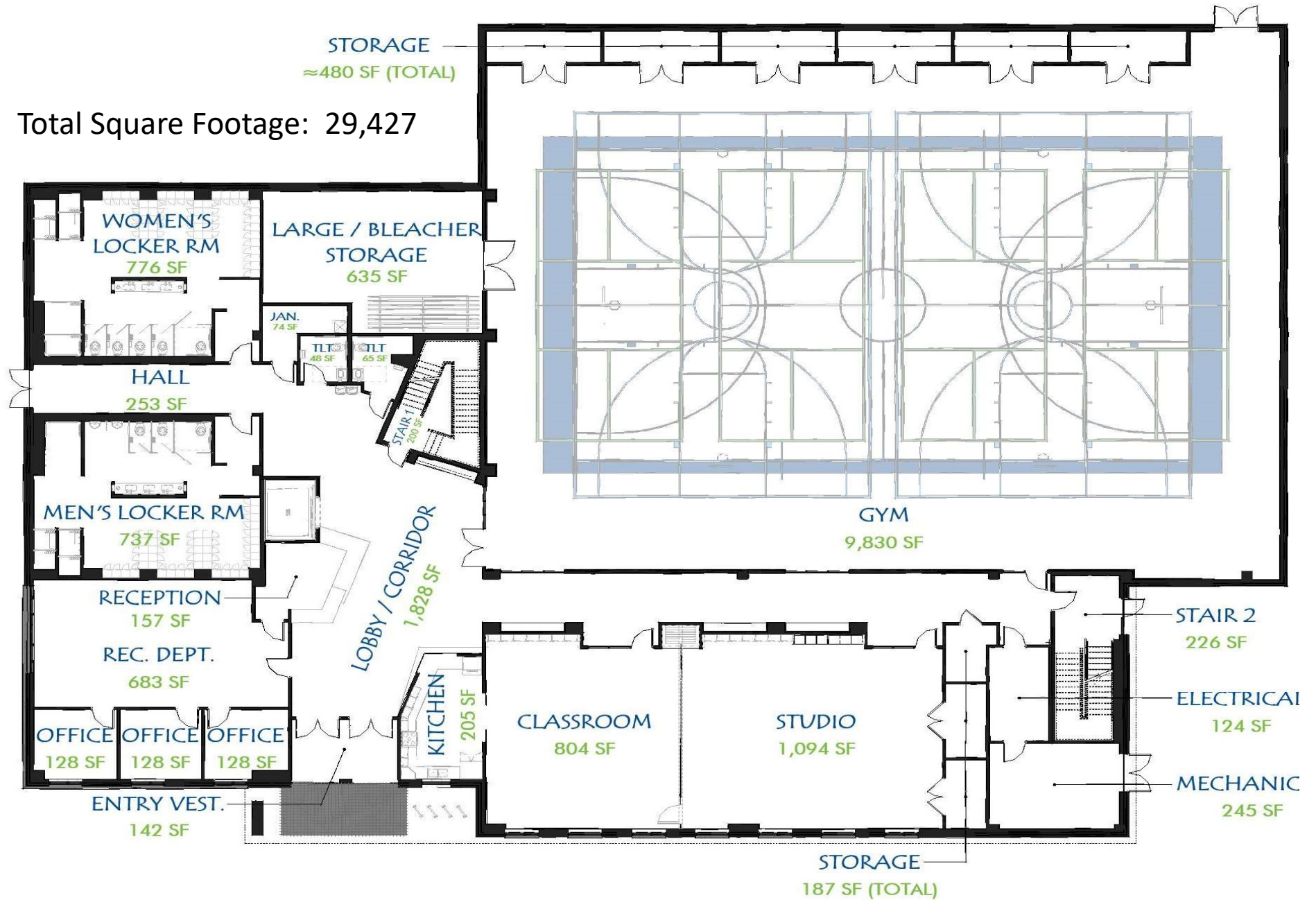
Elevated Running/Walking Track



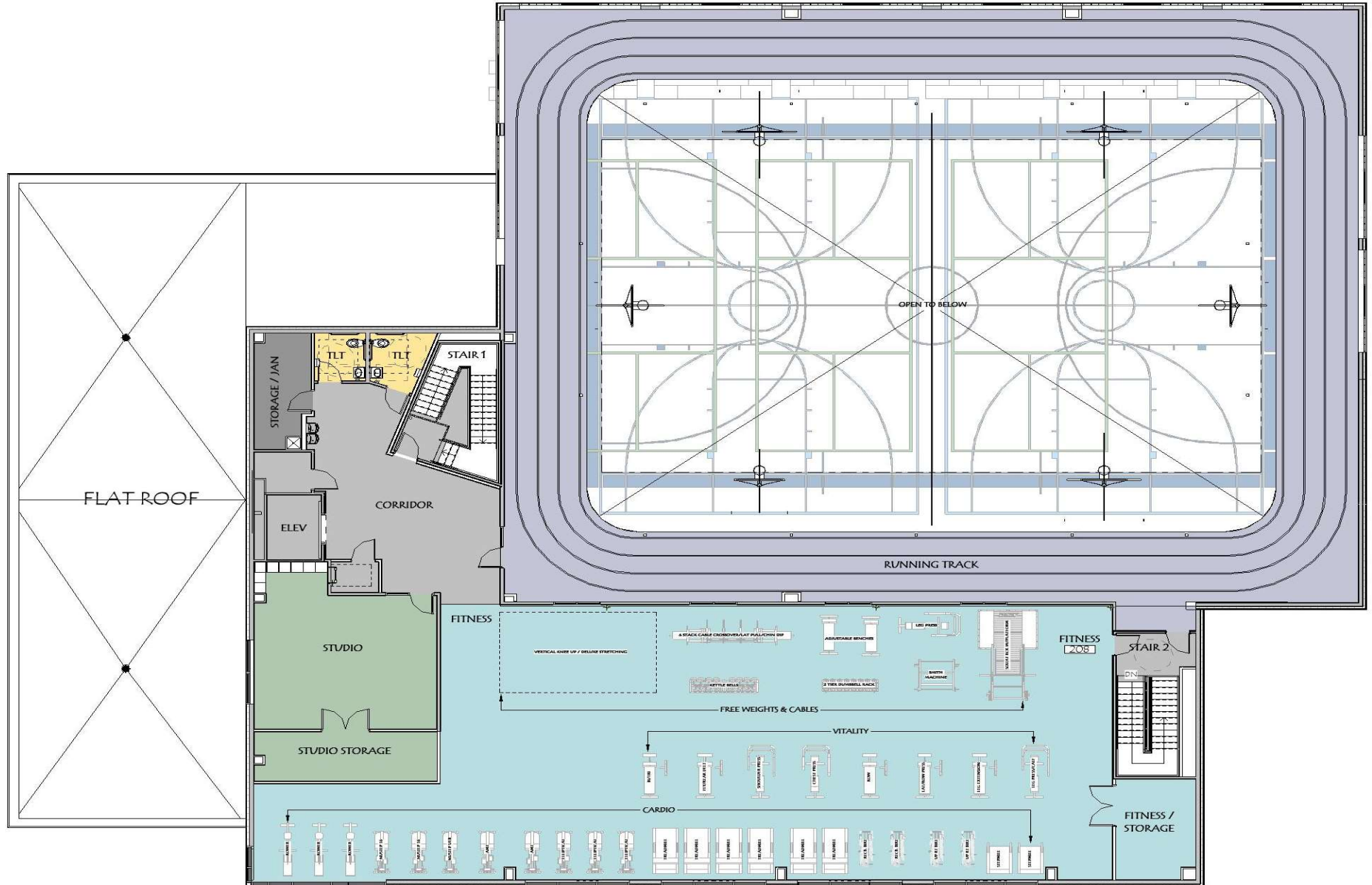
First Floor Layout

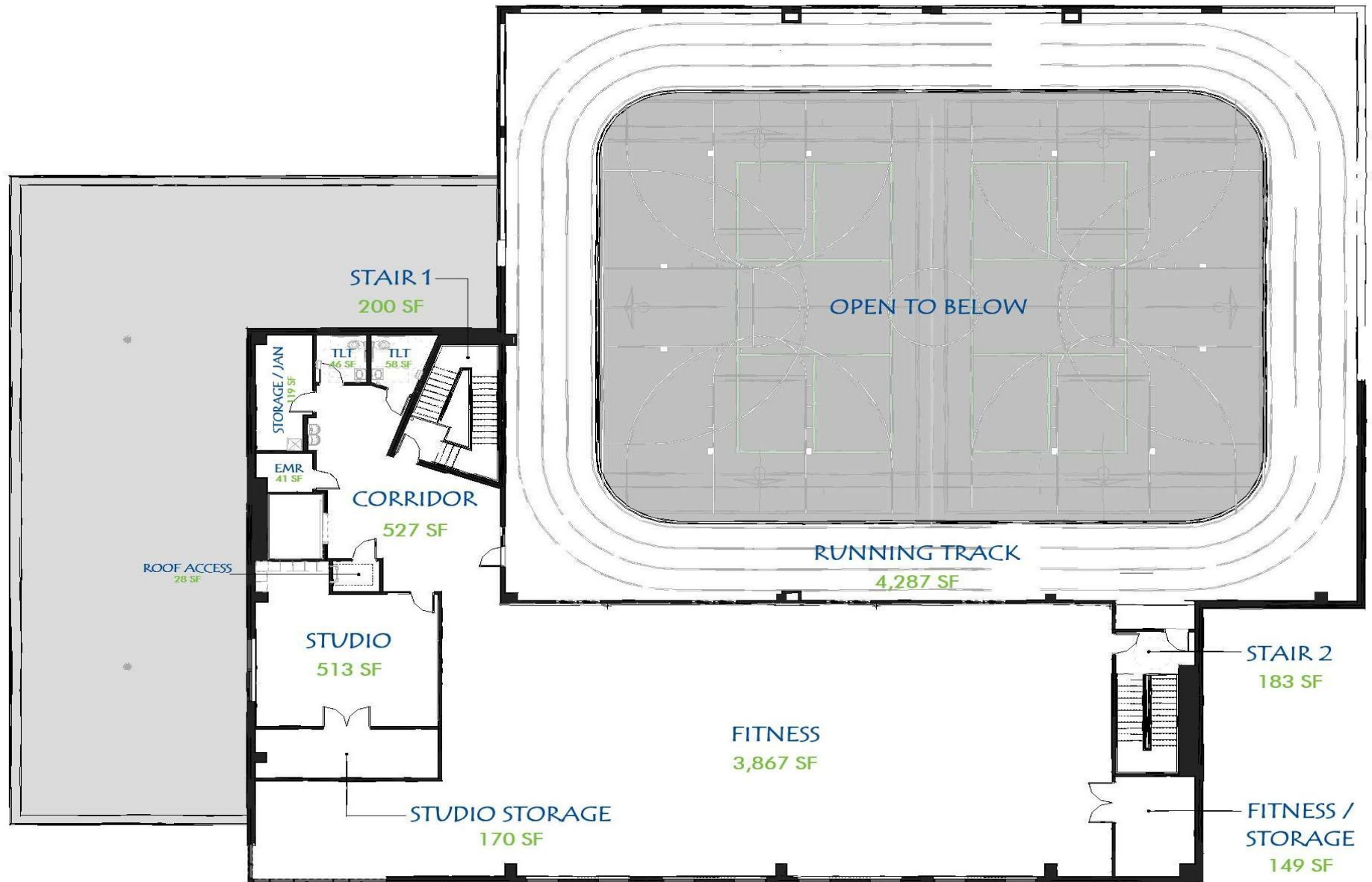


Total Square Footage: 29,427



Second Floor Layout



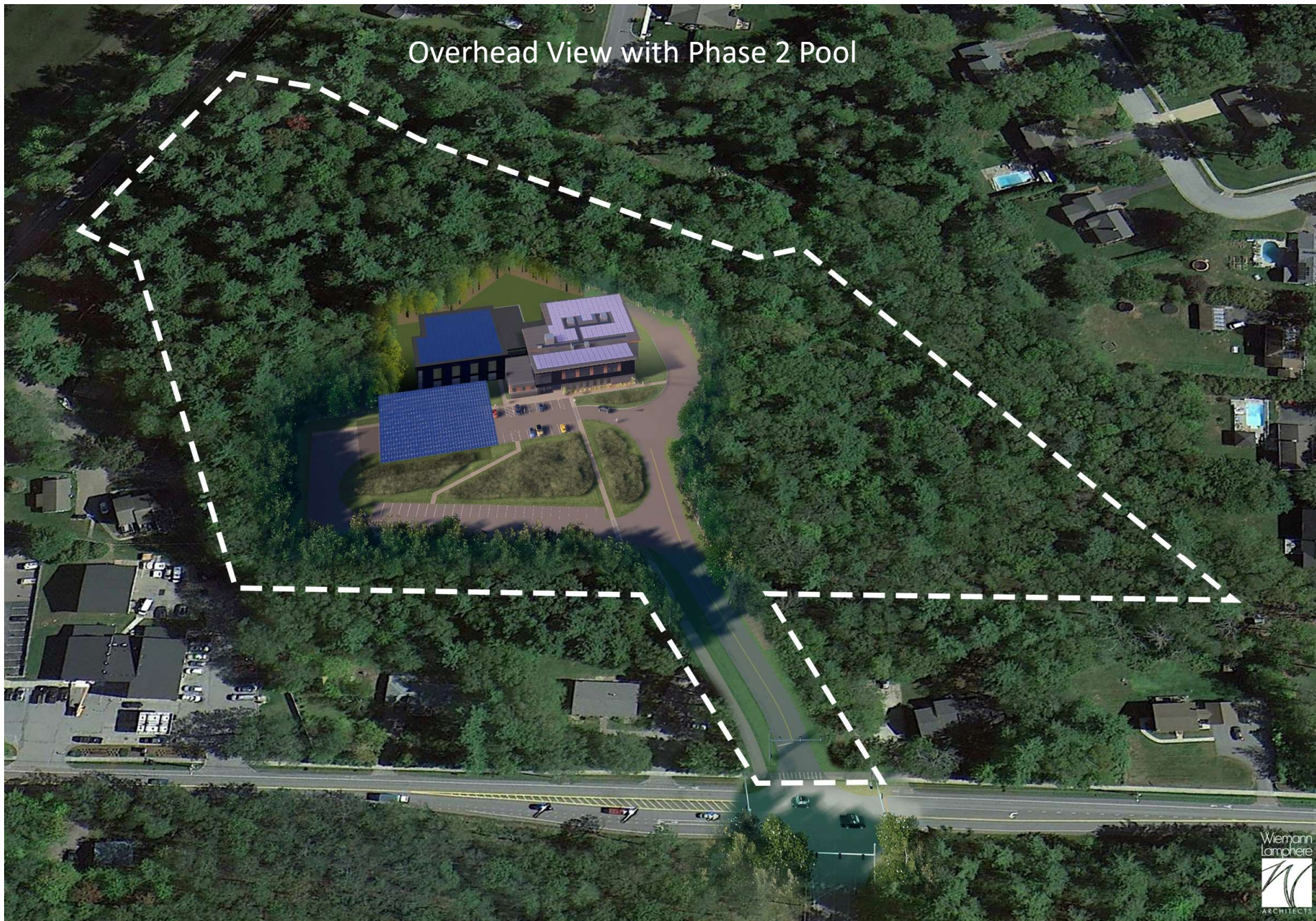




View from Entry Road with Phase 2 Pool



Overhead View with Phase 2 Pool





Capital Costs

Item	Cost
Site Development	\$2,978,000
Building & Equipment	\$11,703,000
Renewable Energy Solar Arrays	\$1,225,000
TOTAL	\$15,907,000

How will the recreation center be paid for?

The building will be paid with Local Option Tax (LOT) funds (1% sales tax revenue)
There is \$9 million available in LOT funds. The remaining \$6,907,000 that is needed will be financed through a loan over 10 years. This loan will be paid with future LOT funds, however there will be no increase in LOT or other taxes.



LOCAL OPTION TAX (LOT) INFORMATION

HISTORICAL COLLECTIONS

FY2017	1,482,496
FY2018	1,594,775
FY2019	1,712,026
FY2020	1,697,377
FY2021	1,965,607
FY2022	2,174,827
FY2023, QTR1	615,058
TOTAL	11,242,165

Balance as of 11/18/22
\$8,087,946

**Estimated Balance
6/30/23
\$9,468,285**

REMAINING DEBT AS OF 6/30/23

	PRINCIPAL & INTEREST	FINAL PAYMENT
BELLWOOD DRAINAGE PROJECT	49,642	FY24
MUNICIPAL BUILDING	1,618,011	FY28
BAYSIDE PROPERTY	95,162	FY25
TOTAL OUTSTANDING PAYMENTS	1,762,815	

Town of Colchester, Local Option Tax Revenue Reciepts and Projections

Fiscal Year	LOT Revenue ACTUAL / ESTIMATED *, **	Existing Debt Payments	Annual Funds available after Existing Debt Pmts.	Recreation Center Debt. Pmts. ****	Annual Funds available after Rec. Ctr. Debt Pmts
2016***	927,670	671,648	\$ 256,022		\$ 256,022
2017	1,482,496	643,136	\$ 839,360		\$ 839,360
2018	1,594,775	627,964	\$ 966,811		\$ 966,811
2019	1,712,026	594,463	\$ 1,117,563		\$ 1,117,563
2020	1,697,377	517,844	\$ 1,179,533		\$ 1,179,533
2021	1,965,607	502,314	\$ 1,463,293		\$ 1,463,293
2022	2,174,827	485,105	\$ 1,689,722		\$ 1,689,722
2023	2,240,072	467,912	\$ 1,772,160		\$ 1,772,160
2024	2,307,274	452,849	\$ 1,854,425	184,806	\$ 1,669,619
2025	2,376,492	383,885	\$ 1,992,607	904,950	\$ 1,087,657
2026	2,447,787	308,708	\$ 2,139,079	882,397	\$ 1,256,682
2027	2,521,221	312,334	\$ 2,208,887	859,844	\$ 1,349,043
2028	2,596,857	-	\$ 2,596,857	837,292	\$ 1,759,565
2029	2,674,763	-	\$ 2,674,763	814,739	\$ 1,860,024
2030	2,755,006	-	\$ 2,755,006	792,187	\$ 1,962,819
2031	2,837,656	-	\$ 2,837,656	769,634	\$ 2,068,022
2032	2,922,786	-	\$ 2,922,786	747,081	\$ 2,175,705
2033	3,010,469	-	\$ 3,010,469	724,529	\$ 2,285,940
2034	3,100,783	-	\$ 3,100,783	701,976	\$ 2,398,807
2035	3,193,807	-	\$ 3,193,807		\$ 3,193,807
2036	3,289,621	-	\$ 3,289,621		\$ 3,289,621
2037	3,388,310	-	\$ 3,388,310		\$ 3,388,310

* 8.1% Average increase in LOT over first five full yea

** 3.0% Future average annual lot projected conserva

*** Partial year

**** Based on 12/12/22 VT BB rate: 3.27



Operating Pro-Forma

Revenue	FY 26	FY 27
Membership Revenue	\$583,034	\$597,610
Other Revenue	\$63,348	\$73,622
Total Operating Revenue	\$646,382	\$671,232
Expenses	FY 26	FY 27
Staff Wages, Benefits & Taxes	\$278,624	\$289,769
Utilities, Services & Supplies	\$217,538	\$226,240
Equipment & Capital	\$150,220	\$155,223
Total Operating Expenses	\$646,382	\$671,232

Will property taxes be used to pay for operating costs?

No, property taxes will not be used to pay for the operating costs of the Recreation Center.

How will the operating costs be paid for?

Memberships and facility use fees will cover the operating expenses



Membership Rates

Annual Membership	Resident	Non-Resident
Adult (18-62)	\$600/\$50 month	\$780/\$65 month
Senior (62+)	\$504/\$42 month	\$604/\$51 month
Family	\$1200/\$100 month	\$1440/\$120 month
Youth (15-17)	\$360/\$30 month	\$432/\$36 month

3 month Membership	Resident	Non-Resident
Adult (18-62)	\$200	\$240
Senior (62+)	\$144	\$173
Youth (15-17)	\$105	\$126



Membership Rates

Daily Admission	Resident	Non-Resident
Adult (18-62)	\$15	\$18
Senior (62+)	\$12	\$15
Family	\$28	\$34
Youth (15-17)	\$10	\$12

10 punch pass	Resident	Non-Resident
Adult (18-62)	\$120	\$144
Senior (62+)	\$100	\$120
Youth (15-17)	\$80	\$96



Next Steps and Schedule

What are the next steps for this project to move forward?

The project obtained Selectboard approval to be placed on the Town Meeting Day Ballot. The project requires voter approval at Town Meeting Day on March 7, 2023.

The question on the ballot will be the following:

Shall general obligation bonds or notes of the Town of Colchester in the amount of \$6,907,000, subject to available grants-in-aid, be issued under Section 703(c) of the Town Charter and Subchapter 1 of Chapter 53 of Title 24, Vermont Statutes Annotated, payable from the existing 1% local option sales tax over a period not to exceed ten years, and shall the Town use \$9,000,000.00, in previously collected local option sales taxes that are restricted to voter approved capital projects, for the construction of a Recreation Center?

If approved by the voters on Town Meeting Day, when will the project be completed?

With voter approval it is anticipated completion in the spring of 2025.



Summary

- Seeking voter approval for \$15,907,000 to fund construction of the Colchester Recreation Center.
 - There is \$9 million in Local Option Tax (LOT) (1% sales tax) available in reserve for this project.
 - The remaining \$6,907,000 will be financed over 10 years which will be repaid with LOT funds.
 - There will be **NO** increase in property taxes to support or construct the facility.
 - Recreation Center operations will be funded by memberships and facility rentals.
 - There will be **NO** increase to the LOT (repayment is funded with existing 1% sales tax)
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- **Community voted to purchase land for this use in 2004. Last land pmt. in FY 25**
 - **Studies, outreach, survey, and elected and appointed volunteer boards have endorsed this project.**
 - **There is a demand and need for more indoor recreation facilities and group gathering space.**
 - **Increased recreation opportunities are important for a community's health, economy, and social fabric.**



Thank You!