



City of Winooski

27 West Allen Street
Winooski, VT 05404

Community Services Department

OFFICE: (802) 655-6410
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RAYMOND S. COFFEY
Community Services Director
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Memorandum

To: The Honorable Mayor and City Council
From: Raymond Coffey, Community Services Director
RE: Follow up on Preliminary Engineering Report for Potential Myers Pool Replacement
Date: May 7, 2018

I am writing this memo in response to a handful of questions and requests for additional information that City Council raised during the April 2, 2018 follow-up presentation on Preliminary Engineering for the potential Myers Pool Replacement.

Model Total Project Cost with Removal of “Luxury” Items from Tax Impact:

Several Councilors had recommendations related to the Value Engineering memo that was prepared by Weston and Sampson (dated March 30, 2018). In response to the itemized list in that memo, Council had asked for a model that would include removal of “luxury” items from the tax impact (not necessarily removing them from the project), including items that could be more easily fundraised (i.e. a slide, community room) as well as items that wouldn’t increase long-term costs or capital outlays. The attached spreadsheet compares Weston and Sampson’s recommended Value Engineering model with a model that meets Council’s recommendation to remove such items from the tax impact modelling.

Notable adjustments to the model include:

- We have made some adjustments to the Pool Fee revenue line from the original model, increasing prospective revenue by 50% over the historical number we had originally used. We still feel this is a very conservative estimate, however given a sensitivity to drastic increases in program fees we felt a 50% increase was reasonable for purposes of this model.

	Former Myers Pool Rates (YMCA member/non-member)	Proposed Myers Pool Rates (resident/non-resident)
Adult Day Fee	\$4/\$6	\$6/\$7
Youth Day Fee	\$2/\$4	\$4/\$5
Senior (55+ Day Fee)	\$2/\$4	\$4/\$5
Adult Season Pass	\$41/\$71	\$60/\$75
Youth Season Pass	\$31/\$56	\$45/\$56
Senior (55+) Season Pass	\$21/\$36	\$45/\$56
Family (3+) Season Pass	\$81/\$141	\$120/\$150
<u>Private Reservations</u>	<u>Per Hour</u>	<u>Day</u>
Swim Meet	\$50/hr or \$150/day	\$75/hr or \$300/day (4+ hours)
Party/Event (Resident/Season Pass holder)	\$50/hr or \$150/day	\$75/hr or \$300/day (4+ hours)
Party/Event (Non-Resident)	\$75/hr or \$200/day	\$93/hr or \$375/day (4+ hours)



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- Despite Council suggesting we remove the slide from the tax impact model, I opted NOT to downsize staffing because Council did not necessarily recommend removing this feature from the actual project, just the tax impact. We expect a fundraising effort could well support that feature, and in the interest of being conservative wanted to be sure to account for potential staffing needs should that be the case.

As you see in the attached spreadsheet, including the adjustments that Council discussed would lead to an increase in the tax rate by \$0.07101, equating to an additional \$159.77 to the tax bill (year 1) for a home valued at \$225,000. Comparing that to several different models of the project looks like this:

Model	Total Project Construction Cost (including contingencies)	Tax Rate Increase	Impact to \$225K Home in Year 1
		<i>(includes operating, capital, and debt service)</i>	
Original Proposal (No "Value Engineering", No Reduction to tax impact)	\$3,913,794.95	\$0.08184	\$184.13
"Value Engineered" Recommendation per Weston and Sampson	\$3,582,567.45	\$0.07605	\$171.12
Based on City Council Discussion on how to potentially reduce tax impact	\$3,293,611.45	\$0.07101	\$159.77

What Impacts on Future Community Services Efforts Might This Project Have?

The list of potential items in the spreadsheet below represent alternative investments that would help our Department to meet Council identified priorities as we strive towards achieving our City's Vision where residents are "Safe, Healthy, and Connected".

<u>Year 1 Pool Replacement Impact of Project Based on City Council Discussion:</u>	
Operating	\$(82,989.20)
Capital (including Debt Service)	\$(289,837.81)
Revenue	\$15,000
Total:	\$(357,827.00)
<u>Potential Community Services Operating Investments:</u>	
Addition of 1 Full Time Employee at Winooski Memorial Library:	\$ 56,873.32
Addition of 1 Full Time Recreation and Parks Program Staff:	\$ 45,384.29
Addition of 1 25-hour Administrative Assistant:	\$ 25,890.61
Close O'Brien Center Budget Gap:	\$ 30,153.38 <i>(FY2019 projected)</i>
Move Senior Center Director From Part to Full Time:	\$ 43,270.86
Full Time Community Services Transport Driver:	\$ 42,254.16



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<u>Potential Community Services Capital Investments:</u>	
New Library, City Hall, and Police Department at 32 Malletts Bay Ave	\$8.7 Million <i>(per 2016 conceptual estimate)</i>
Riverwalk East Path Extension Project	\$2.0 Million <i>(per 2012 conceptual estimate)</i>
Lot 2 Public Space Park Development	<i>Costs for these projects have not been modelled at this time.</i>
Casavant Park Meadow Event Infrastructure	
Replacement of Pavillion/Bathrooms at Landry Park	
Gilbrook Trail Improvements and Bank Stabilization	
Memorial Park Trail Improvements and Stabilization	
Winooski Falls Park Improvements	

Timeline to Achieve an August Bond Vote

If we are going to hold a bond vote on August 14, 2018 we need the wording for a bond resolution approved by Council by mid-June to have ballots ready by July 1st when the primary ballots will be ready. If this proceeds, a Public Warning has to be posted three consecutive weeks starting on Thursday, July 26, August 2, August 9 and a “public hearing” would need to be held by City Council on Monday, August 13, 2018. Subsequent steps would include:

- Community votes on Bond Issue (August 14, 2018)
 - [Alternative]: Community votes on Bond Issue (November 2018)
- Application submitted to Vermont Bond Bank for Winter Bond Issuance (~December 3, 2018)
 - [Alternative] Application submitted to Vermont Bond Bank for Bond Issuance (~May 1, 2019)
- Funds Dispensed from Vermont Bond Bank – January 2019
 - [Alternative] Funds Dispensed from Vermont Bond Bank – July 2019