

Opening the Bay Property Pool: Information & Public Input Session



Bay Property Planning Committee
Town of Brewster
January 17, 2023



Welcome

Bay Property
Planning
Committee

Agenda

- Bay Property Planning Committee
- Bay Property Pool
- Possible Pool Season & Activities
- Pool Financing
- Eligibility to Use the Pool
- Revenue and Fees
- Operating the Pool
- Property Access & Temporary Parking
- Pool Opening Milestones
- Public Comment & Questions



Cape Cod Sea Camps



Acquisition of the Cape Cod Sea Camps

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Sep. 26, 2021: Special Town Meeting voters approved Sea Camps acquisition

- Near unanimous vote of nearly 1,500 voters
- Set town meeting attendance record

Bay Property was acquired for:

- Habitat & watershed protection
- Open space
- Conservation
- Passive & active recreation
- Community housing and/or
- General municipal purposes

Oct. 5, 2021: Special Election (Ballot Question)

- Approved by 87% (3,272 votes cast)

Nov. 24, 2021: Town of Brewster purchase



Town of Brewster

Brewster Town Meeting Sep. 26, 2021



Bay Property Planning Committee

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Voting Members

COMMITTEE POSITION	NAME
Chair & Vision Implementation Committee Representative	Amanda Bebrin
Vice Chair	Katie Miller Jacobus
Clerk	Karl Fryzel
Member/Select Board Rep.	Mary Chaffee
Member/Select Board Rep.	Ned Chatelain
Member	Caroline McCarley
Member	John Phillips
Member	Clare O'Connor Rice
Member	Peter Johnson
Recreation Commission Rep.	Thomas Wingard
Natural Resources Commission Representative	Patricia Hughes
Alternate	Allyson Felix
Town Staff	Peter Lombardi

Non-voting Liaisons & Representatives

ROLE
Finance Committee Liaison
Open Space Committee Liaison
Council on Aging Liaison
Affordable Housing Trust Liaison
Cultural Council Liaison
Mass. Audubon Representative
YMCA Cape Cod Representative
Brewster Conservation Trust Representative



Bay Property Committee Purposes

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The Committee's Primary Purposes:

- Determine Bay Property existing conditions
- Evaluate **short-term public access opportunities**
- Engage the public to gather input & build consensus
- Propose recommended **long-term uses**

Short-term Uses

- ✓ Open First Light Beach: Done
- ✓ Arts & cultural events: Ongoing
- ✓ Recreation & sports activities: Ongoing
- ☐ Open Bay Property pool

Long-term Uses

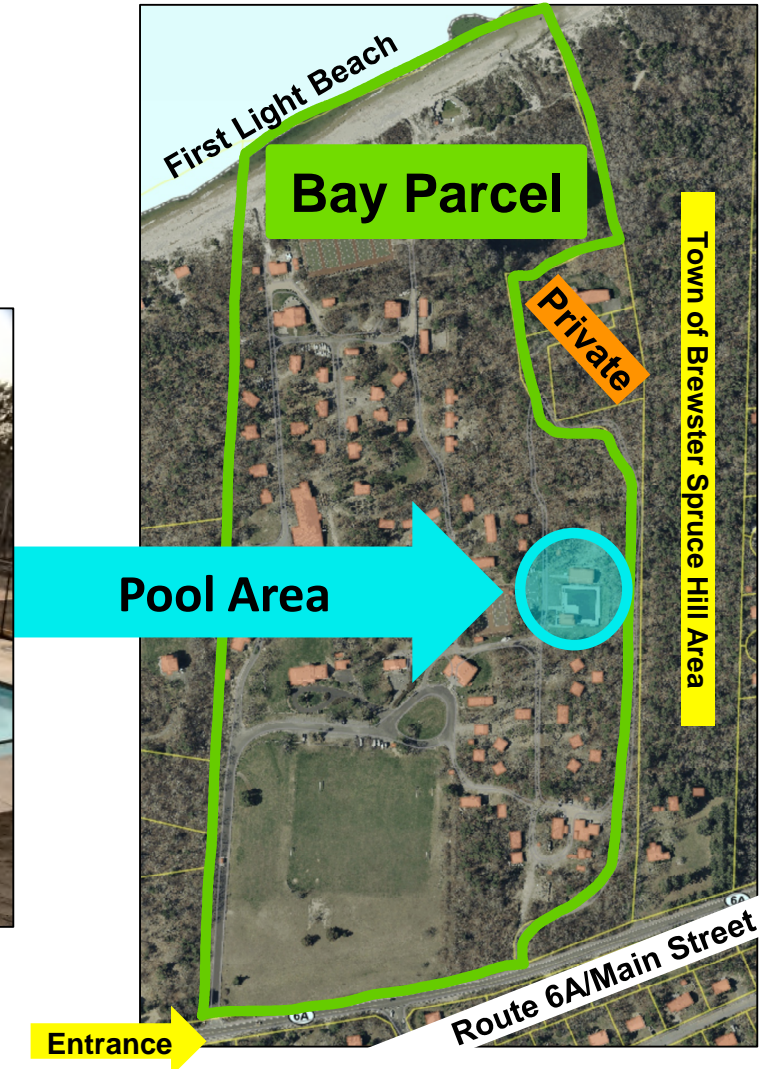
- Engage public throughout planning process
- Create a proposal for future uses
- Present long-term plan to Town Meeting for voter consideration & approval



The Bay Property Pool Location

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The pool area is located on the eastern edge of the Bay Property.





The Bay Property Pool (Part 1)

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The pool area contains three structures all built in 2009.



**The pool is covered in this photo.*



The Bay Property Pool (Part 2)

- **Pool House contains:**
 - 2 bathrooms
 - Office
 - Mechanical & equipment rooms
- **Pavilion (open air structure)**
 - 40 x 60 feet
 - Roof over concrete slab
 - Solar panels (generate power for pool operations)
- **Current pool parking:** 4 spaces



BSI Builders System Inc

The Pool House



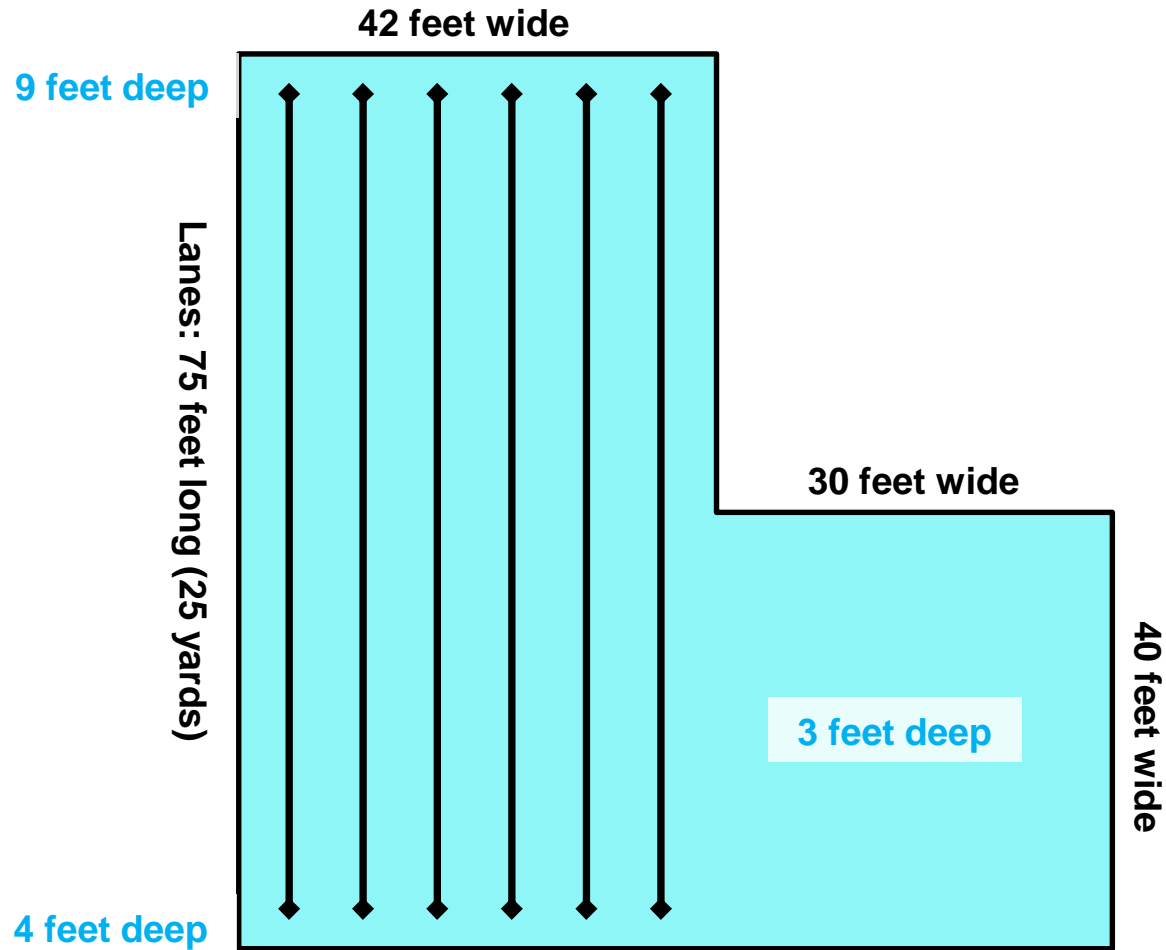
Cape Cod Sea Camps

The Pavilion



The Bay Property Pool (Part 3)

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The Bay Property Pool (Part 4)

- **Water system:** Chlorine
- **Deck surface:** Concrete
- **Last used:** Summer 2020
- **Lap lanes:** 6 lanes
- **Pool capacity:** Up to 271 persons (150 typical)
- **Water temperature:** Camp heated pool to 84 degrees
- **Pool access points:** 4 ladders, 1 stairs, 1 ADA compliant lift
- **Current state:** Winterized; has been maintained by property manager
- **Lights:** Lights on buildings but not in pool; camp did not use pool after dark



Cape Cod Sea Camps



2023 Pool Planning Considerations

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Year 1 Strategy:

- Keep things simple
- Gather data to evaluate for future planning

Recognize Constraints:

- Financial
- Staffing (currently 1 full-time employee managing both properties)
- Capacity
- Time
- Government procurement (purchasing & contracting) regulations
- Lack of in-house pool operating experience



Hermiston, OR



Potential Pool Season & Schedule

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Tentative Summer 2023 Season*

- **Pool Opening:** July 1, 2023 at latest
- **Pool Closing:** At least mid-August (Labor Day if adequate staff)

Potential Hours of Operation

- 7 days/week
- 8AM to 6PM (closed 1 weekday morning for chlorine treatment)
- Same as First Light Beach access



MustDoBrisbane.com

** May incrementally increase in future years, but is generally consistent with other Massachusetts town pools*



Possible Pool Activities (Year 1)

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Possible Pool Uses

- Open swim:
 - Pool open to all ages*
- Lap swim:
 - Drop-in or reserved
- Aquatics classes
- Reserved use periods (potential revenue)



Greater Louisville YMCA

Youth Swim Lessons

- Town suggests moving swim lessons to the pool from Long Pond



Annapolis.gov

Town Events

- Family fun events
- Recreational “Olympics” day



Possible Pool Activities (Years 2+)

Future Activities to Consider (Dependent on Resources)

- Low impact exercise classes
- High intensity exercise classes
- Masters swim program
- Adult swim lessons
- Adaptive swim classes (for individuals with disabilities)



Chicago Park District



Eligibility to Use the Pool

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Town's Recommendation for Year 1: Brewster residents only*

- Same model as First Light Beach
- Would minimize operational impacts of managing property access
- Would allow Town to gather data on demand & use to guide pool operations going forward



Edward Barber

**Same eligibility as beach permits*



Pool Financing

Nov. 14, 2022—Town Meeting voters approved:

- Revolving fund to manage pool revenues & expenses
 - Will keep pool budget separate & self-sustaining
- \$200,000 for community pool start up costs, equipment, supplies, operations & maintenance
- \$250,000 for creation of pool parking lot



Pool Fees Overview

Key Question:

- Should the pool be completely self-supporting (through membership fees, class fees & other revenue) or should resident tax dollars be used to help keep fees lower for users?

Examples of other Town services supported by user fees:

- Captains Golf Course
- Recycling Center
- Beach access
- Shellfishing
- Recreation programs

Other Potential Revenue Sources

- Class/activity fees
- Rental revenue
- Non-resident passes (years 2+)



Captains Golf Course



Pool Membership Fees

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Suggested Year 1 pool fees: To cover estimated operating expenses (consistent with other MA town pools):

- Individual membership: \$100
- Family membership*: \$200
- Senior membership: \$75

Revenue implications:

- If 300 memberships in each of these 3 categories are purchased → \$112,500 revenue
- Estimated Year 1 operating costs → \$125,000

“Test Swim” opportunities

- Scheduled “test swim” days: \$5

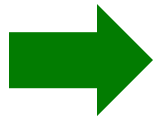
**Family membership defined as all household members*



Drop-in Fees & Guests (Year 1)

Many town pools offer drop-in and/or daily fee options:

1. Residents purchase a one-time day pass instead of registering for a full membership
2. Residents bring accompanied non-resident guests for a small fee



Both options present a host of operational challenges & could put much greater demand on pool use

Brewster could offer these options on several select days throughout the summer to gather data & inform best approach in Years 2+



Other Local Pool Fee Models

- Demand for the Brewster Community pool is unknown
- 2023 operations will provide useful data to plan the future

Other Brewster Pool Fees:



Brewster Green Resort **1 indoor/1 outdoor pool**

Must buy timeshare
+ \$1,000 annual fee



The Woodlands **1 indoor pool**

1-month fee: \$80
4-month fee: \$275
1-year fee: \$700

* *Only open to age 55+*



Ocean Edge Resort **2 indoor/3 outdoor pools**

\$40,000 initiation fee
+ \$8,500 annual fee



Operating the Pool: Possible Partnerships

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Opening the pool in 2023 will be challenging without help.

- Brewster would benefit from working with an experienced partner like the YMCA of Cape Cod who can provide certain services
- Town has had discussions with YMCA about a possible partnership
- Will need at least 10-12 lifeguards, depending on season and hours of operation; it's difficult hiring lifeguards at this time – YMCA could assist
- Town's Sea Camps Property Manager is a Certified Pool Operator
- Partnership with YMCA would require a government procurement process (Request for Proposals)





Bay Property Summer Access

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Proposed Summer 2023 Bay Property Travel Routes:

- One travel loop to & from First Light Beach parking
- One travel loop to & from pool parking
- Brewster beach vehicle permit will be required to access the Bay Property for both beach & pool





Pool Parking

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As a Camp Pool:

- No need for a vehicle parking area
- Campers walked to the pool



Cape Cod Sea Camps

As a Town Pool:

- Almost all pool users will need vehicle parking
- ADA-compliant handicapped parking is required
- A safe drop-off area is needed
- Safe vehicle flow is needed—must be coordinated with beach access



Cape Cod Sea Camps



Year 1 Temporary Pool Parking

- Propose to resurface tennis courts adjacent to the pool as a temporary measure (while long-term plans for the entire property are created)
- Expect to create 32 new spaces & 4 handicapped parking spots in this area
- Will evaluate optimal size & location of permanent parking area after 1 or more seasons of use
- Will require some stormwater management measures
- Aim to avoid tree removal as much as possible
- Overflow parking will be between the white administration building & athletic fields





Pool Opening Milestones

To open the pool in summer 2023, we need to:

1. Identify desired season, hours, & programs
2. Determine staffing model to support proposed program
3. Develop/issue Request for Proposal (RFP) for pool management & award bid/contract
4. Determine fee structure
5. Adopt pool regulations
6. Procure pool equipment
7. Prepare pool parking
8. Prepare pool water





What Do You Think?

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- **What are your priorities for Year 1? What about for Years 2+?**
- **What programs would you like offered?**
- **Should pool membership fees cover all operating costs?**
- **Should the Town seek revenue opportunities like rentals of the pool facility?**
- **Other comments or questions?**



Thank You

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**The Bay Property Planning Committee
appreciates your participation!**

**Questions/comments can be sent to the Committee:
bppc@brewster-ma.gov**