

Wallingford Parks & Recreation Commission
Regular Meeting

Wednesday, September 11, 2024 @ 5:30 PM
6 Fairfield Blvd. Wallingford
Room 4 Conference Room

MEETING MINUTES

- **Call Meeting to Order** John Sullivan Called the meeting to order @ 5:33 p.m.

- **Pledge of Allegiance**

- **Roll Call**

Commissioners in Attendance: Chairman John Sullivan, Vice Chairman Don Crouch, Steve Rossacci, Lori Cooke-Marra, Lars Edeen

- **Approval of prior meeting(s) minutes (May 15, 2024)**

A motion was made by Lars Edeen and seconded by Lori Cooke-Marra to approve the minutes from the Special Meeting on May 15th with minor corrections.

Vote: Unanimous

- **Public Comment (10 minutes)** - none

- **Trails Work Group Update – Doug Clark** – Scott Gray was unable to attend. Doug Clark from the working group attended and gave the update in his absence. The volunteers have been working to clear trails that were affected by the recent hail storm. In process of updating the kiosk for Ferguson Woods. Once complete will update the Tyler Mill kiosk. So far the Trail Work Group have volunteered 1,400+ hours since May.

- **Community Pool Project Update – Kenny Michaels** – Kenny Michaels stated that the comprehensive breakdown is being reviewed by the Mayor's office and the project will go back out to bid. The cost of the project is currently \$11.927M using the last proposal. John Sullivan asked the commissioners to review the comprehensive breakdown and gather their questions for continued discussion at the November meeting.

- **Aquatic Partnership Proposal – Sean Doherty, YMCA** – Sean Doherty was joined by JP Veniot, Masonicare and Vic D'Amato, Ulbrich Steel to present the "Just Add Water" Campaign (*att.*). Sean Doherty went through his presentation which included the plan layout, uses, occupancy, scheduling, timeline, fundraising, construction plan, etc... There was discussion regarding what pools the YMCA is using now, planning to use during each season, and how they plan to have resident pool passes. There was conversations regarding budgets for maintenance, staffing, and operational costs. Sean stated that they are currently shy \$4M of their target and are asking for \$1M from the Town of Wallingford. Sean is hoping to get on the Town Council agenda in October or November. John Sullivan stated that with the Community Pool back in discussion, the commissioners cannot make any suggestion to the Department at this time. Sean should go to Town Council to see if they will approve the \$1M; and if approved, bring the discussion back to Parks & Recreation Dept. and Commission to discuss further.

RECEIVED FOR RECORD

AT 11:15am AND RECEIVED BY
Krista Pango (16) TOWN CLERK

- **Lufbury Park Upgrades – Kenny Michaels** – Kenny Michaels went over the layout (*att.*) with the commissioners. Layout shows a conceptual design of new playground equipment, pavilion and parking. A brief discussion was had about security, a crosswalk in the parking lot, and the disc golf course. Security will be a continued conversation. There will be a lined crosswalk to the restrooms. The disc golf course will not be affected.
- **Summer Program Review – Kenny Michaels** – Kenny Michaels stated that it will be in the Director's Report and asked commissioners to review the report and bring any questions to the November meeting.

Next Parks & Recreation Meeting: Wednesday, November 13, 2024

Motion to adjourn made by: Lars Edeen **Seconded by:** Steve Rossacci **Vote:** Unanimous

Adjourned @ 6:57 pm

Respectfully submitted,



Stacey Hoppes
Secretary
Wallingford Parks & Recreation Commission

WALLINGFORD TRAILS WORK GROUP

REPORT FOR JULY 2024

Of significance this month were an unusual amount of tree blowdowns blocking trails in the Tyler Mill Recreation Area. Strong windstorms accompanying multiple heavy rain events were the source. Our area continues to have exceptionally above average rainfall this year.

- One work party removed 6 blowdowns on the Red north and White north trails.
 - One work party removed 1 blowdown on the Red south trail.
 - One work party returned to the Red and White north trails to remove 2 blowdowns.
 - One work party removed 3 blowdowns from the Orange trail.
 - One work party removed 3 blowdowns from the Blue south trail.
 - One work party removed 2 blowdowns on the Pink trail (north & south).
 - One work party removed another blowdown from the Red south trail.
 - One work party removed 1 blowdown from the Green north trail.
- ~
- One work party removed the fallen tree from the Fresh Meadows boulder.
 - One work party conducted significant brushing at Ferguson Woods, and removed 1 blowdown on the Yellow trail.
 - One work party rebrushed the field edge trails in Tyler Mill.
 - Multiple trails within Tyler Mill were worked for invasive removal by Larry Stowe.
 - Trails Work Group members continued planning meetings in July, both among themselves and with Mayor Cervoni & Kenny Michaels.

Since the last report dated 6/30/24, a total of **125** volunteer hours have been logged.

This brings the total Trails Work Group volunteer hours since 5/30/23 to 1,213.

Scott Gray ~ 7/31/24

WALLINGFORD TRAILS WORK GROUP

REPORT FOR AUGUST 2024

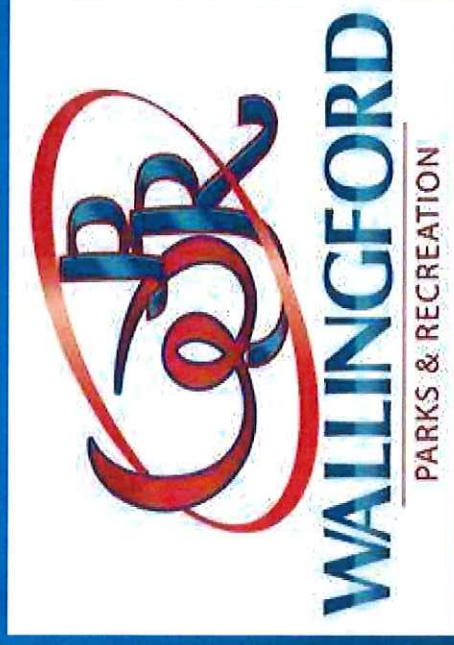
Of significance this month was the recent extremely damaging hail storm that struck Wallingford on 8/26/24. This storm downed hundreds of tree branches & limbs on practically every stretch of every trail in town, all needing physical removal. Additionally many full tree blowdowns occurred, and heavy rain caused erosion issues as well.

- One work party removed large fallen trees from the Red south trail, and the Blue/Black trail in the Tyler Mill Recreation Area.
- One work party removed large fallen trees in Tyler Mill as follows: One on Red north; two on Purple; one on Mustard.
- Three work parties removed smaller fallen trees with hand saws throughout the Tyler Mill Recreation Area, as well as in Marcus Cook, Ferguson Woods and Bertini Park. These work parties also removed dozens of erosional debris piles obstructing trails.
- One work party conducted trail brushing at the Tyler Mill Northford Road parking area, as well as on the adjacent Lilac Trail.
- One work party conducted trail brushing in Tyler Mill on the Green & Purple trails.
- One work party conducted trail brushing at Marcus Cook
- Extensive invasive removal work was conducted in the Tyler Mill Recreation Area on the Purple & Green trails.

Trails Work Group members continue to meet among themselves and with town officials to continue planning and organizational progress. These meeting are ongoing... Since the last report dated 7/31/24, a total of **116** volunteer hours have been logged.

This brings the total Trails Work Group volunteer hours since 5/30/23 to 1,329

Scott Gray ~ 8/31/24



Wallingford Family YMCA "Just Add Water" Campaign Park and Recreation Collaboration Proposal

WHY THE Y?





OUR IMPACT

To ensure the YMCAs future, financial sustainability is crucial for the YMCA to remain responsive to the community, its members and key stakeholders.

In doing so the YMCA will remain committed through traditional and virtual services to continue strengthen and support relationships and address the changing and evolving needs of our community through youth development, healthy living and social responsibility.



Y-Reimagining Pillars of Focus

➤ **Serving Families**

The YMCA is a resource and network of community engagement, supporting the unique needs of diverse families through physical and virtual services and programs that, provides childcare, youth services and parental support. With an overarching commitment to character development and ensuring the health and wellbeing of all.

➤ **Supporting Seniors**

With a commitment of enhancing the quality of life of Seniors the YMCA will provide opportunities that support mental, physical well-being and socialization.

➤ **Redefining Membership**

In our changing world we welcome all to be part of the Y Experience. We are committed to supporting all through redefined membership incorporating innovative and dynamic approaches, programs and services in a safe atmosphere.

➤ **Foster Partnerships**

With a responsibility to “Better Together” our YMCA will strive and be an advocate to build, strengthen and enhance partnerships through a broad and diverse spectrum of relationships which strengthens all in our communities.



Town of Wallingford/ YMCA Partnerships over the years

- ✓ **1945-1953** – YMCA moves to Town Hall, second floor to expand programming for youth.
- ✓ **1990** – YMCA partners with the Wallingford Board of Education to provide Before and After School programs at all of the eight Elementary Schools in town.
- ✓ **2008** – YMCA and Parks & Recreation combine their two road races into one, renamed Fishbein/YMCA Community Road Race.
- ✓ **2009** – YMCA, Parks & Recreation Director, Youth & Social Services Director lead Activate Wallingford/Healthy Wallingford an initiative to fight youth obesity.
- ✓ **2013** – YMCA, Parks & Recreation, Board of Education partner with the Rotary Club to build a low ropes course at Bertini Park for campers, schools and youth program opportunities.
- ✓ **2023** – YMCA leads the towns Drowning Prevention Task Force. Members from the Health Department, Park and Recreation, Choate Rosemary Hall, Wallingford Public Schools and Gaylord Hospital.





Town of Wallingford/YMCA Collaborations

- ✓ YMCA facilities are provided as Warming Centers and Cooling Centers during extreme weather conditions.
- ✓ YMCA is registered as a backup shelter with the American Red Cross.
- ✓ YMCA coordinates community Blood Drives.
- ✓ YMCA coordinates community vaccination clinics(COVID and Flu)
- ✓ YMCA coordinates food drives for Masters Manna
- ✓ YMCA coordinates school supply drives for the Wallingford Public Schools/Wallingford families.
- ✓ YMCA coordinates toy drives each year for Holiday for Giving.

YMCA Carnival Helps Raise World Service Fund



Shown above are a part of the more than 350 children and adults who attended the YMCA World Service Carnival last week, proceeds from which will go to help YMCA organizations throughout the world. Shown holding their horses which they rented out to children to raise money for the World Service Fund are, left, Carol Swenberg and, right, George Farkas.



YMCA AQUATIC PROGRAMMING & NUMBERS SERVED



Current YMCA Aquatic Programming

YMCA Swim Lessons – Available for ages 6 months to 106 years old!

- 2019 – The YMCA provided swim lessons to (1,113) children!
- 2020 – Due to COVID that number dropped down to (574)
- 2024 – We are on pace to teach (1,600) children and adults how to swim including (242) FREE swim lessons to the Ulbrich Boys & Girls Club, Spanish Community of Wallingford and any low income families through a State of CT Department of Energy & Environmental Protection Grant.
 - We have also taught our first deaf student how to swim with the assistance of a sign language interpreter, paid for by the YMCA.



Current YMCA Aquatic Programming

YMCA Dolphins Swim Team – Available for ages 5 to 18 years old!

- 2019 – Summer team had (88) swimmers, Fall/Winter team had (120) swimmers.
- 2020 – Due to COVID we did not compete, but still coached a team of about (50) swimmers to develop their skills and be prepared for when restrictions lifted.
- 2024 – We are back to pre-COVID levels with (62) swimmers who competed on the Summer Team. Our Fall/Winter begins in mid September with (75-80) swimmers anticipated.

YMCA Orcas Masters Swim Team – Available for ages 18+!

- 2023 – Inaugural season began with (12) swimmers is now up to (34) for 2024.



Current YMCA Aquatic Programming

WATER WELLNESS CLASSES

- ✓ Water Aerobics classes – (7) classes per week, 25-30 participants per class
 - ✓ Aqua Fit
 - ✓ Silver Splash
- ✓ Parkinsons Water Exercise class – (2) classes per week
 - ✓ 6-10 participants
- ✓ New classes scheduled for 2024/2025
 - ✓ Aqua Zumba
 - ✓ Aqua Yoga



Current YMCA Aquatic Partnerships

- Due to space constraints at our current pools, we are renting space at Choate Rosemary Hall year round for our swim team.
- YMCA provides lifeguard management and plans are being made to offer swim lessons for Choate Rosemary Hall's Hart Pool.
- YMCA is partnering with the Town of North Haven to provide pool opportunities for town residents while their pool is being renovated (Aug-Oct 2024).
- YMCA is working with the Town of North Haven Parks and Recreation to begin offering Adaptive swim lessons and Parkinsons Water Exercise classes at the North Haven Community Pool beginning January 2025.



COMMUNITY NEEDS ASSESSMENT/ YMCA SOLUTION



Non YMCA Members Likelihood of Using Key YMCA Facilities % Very Likely

	Total Area Resident Sample	Youth/Teens in Household	No Youth/Teens in Household
New, multi-purpose indoor pool with water-park features	22%	32%	11%
24/7 access to the fitness center	16%	35%	9%
An indoor running/walking track	15%	27%	11%
Comfortable social area within the Y for relaxing	15%	23%	12%
Best in class personal trainers	14%	27%	9%
Multiple, new, state-of-the-art, exercise studios	10%	27%	4%
Programs to help those facing or recovering from injury/illness	10%	15%	8%
Large fitness center with state-of-the-art cardio, strength, and weight equipment	9%	19%	5%
Pickleball courts	8%	23%	3%
Free child watch	6%	23%	--%



Member Versus Non-Member Interest in Using Specific Aquatics Features - % Very interested

	Total Member Sample (%)	Total Area Resident Sample (%)
Lap swim lanes	41%	20%
Shallow depth area for water aerobics, therapy, etc.	40%	16%
Lazy river/exercise channel	27%	17%
Zero depth entry	22%	19%
Water park features including water structures, splash features and interactive water toys	16%	13%
Water slide	15%	9%
Diving boards	12%	10%
Diving well	10%	13%



Price Elasticity of Demand: Estimated Number of New Full Pay Member Units - Initial 12 Months

	New Full Pay Member Units (# of HH)	Existing Member Units (# of HH)	Total Existing and New Member Units (# of HH)	Community Household Penetration Rate
Now	NA	5,356	5,356	12.3%
At Current YMCA Rates No Changes to Facilities	429	5,356	5,785	13.3%
At 75% of current YMCA Rates(Reduced rates) No Changes to Facilities	1,095	5,356	6,451	14.8%
At Current YMCA Rates New Pool at West Side	1,096	5,356	6,452	14.8%
At 75% of current YMCA Rates(Reduced rates) New Pool at West Side	2,286	5,356	7,642	17.6%



YMCA Member Satisfaction

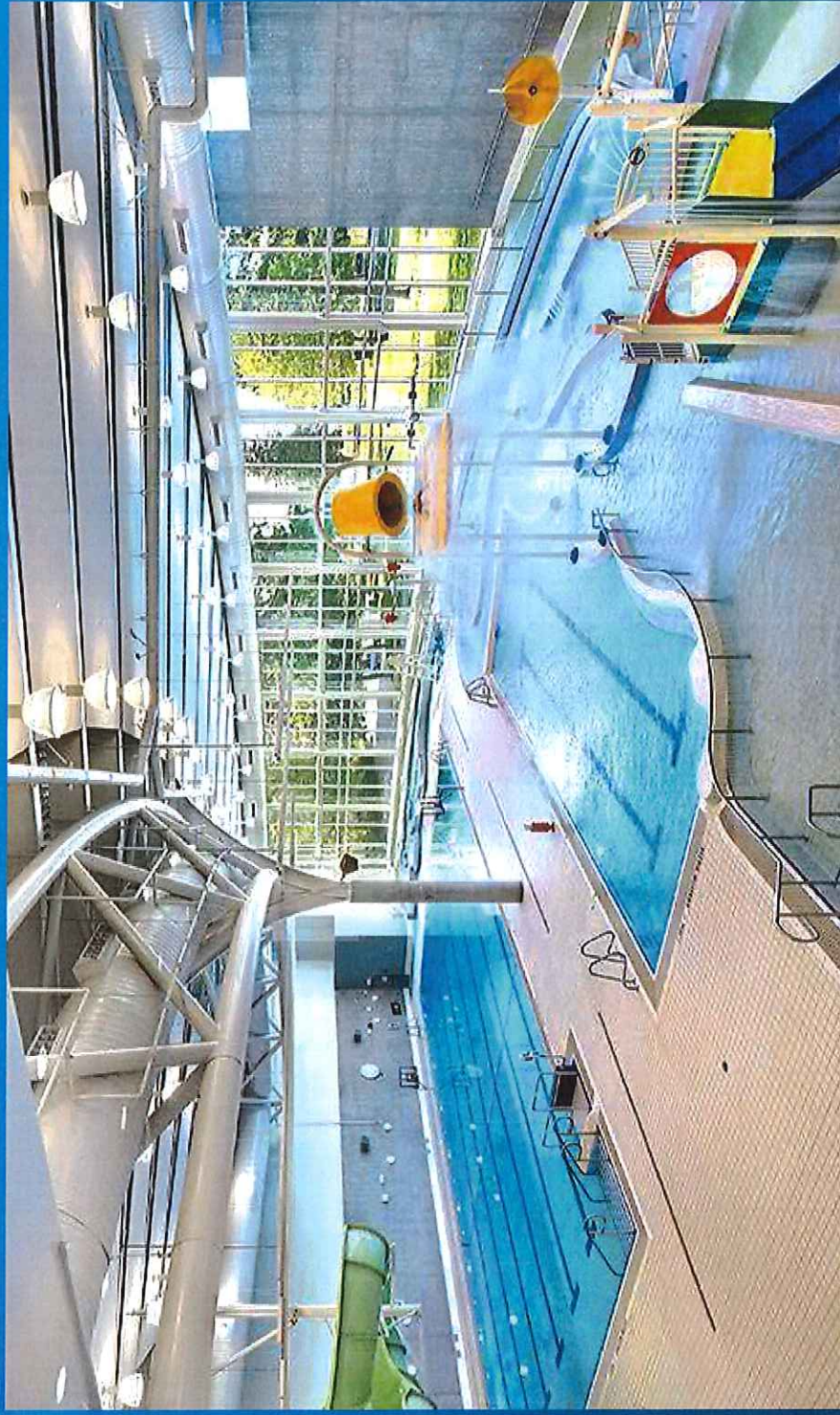
- Six out of ten (58%) current members of the Wallingford Family YMCA claim to be very satisfied with their membership.
 - An additional 38% are somewhat satisfied.
 - 58% + 38% = 96% very/somewhat satisfied membership.
- The best YMCAs in the country achieve very satisfied membership scores of 60% - 69%.
- Members of the West Side YMCA are more likely to be very satisfied (69%) than are those who use the East Side Branch (51%) most often.
- The 69% very satisfied score for the West Side YMCA makes it among the highest rated Y branches in terms of member satisfaction that PB&A has tested in 2023 - 2024.

	2024 Total Member Sample (%)
Very satisfied	58%
Somewhat satisfied	38%
Not very satisfied	3%
Not at all satisfied	1%

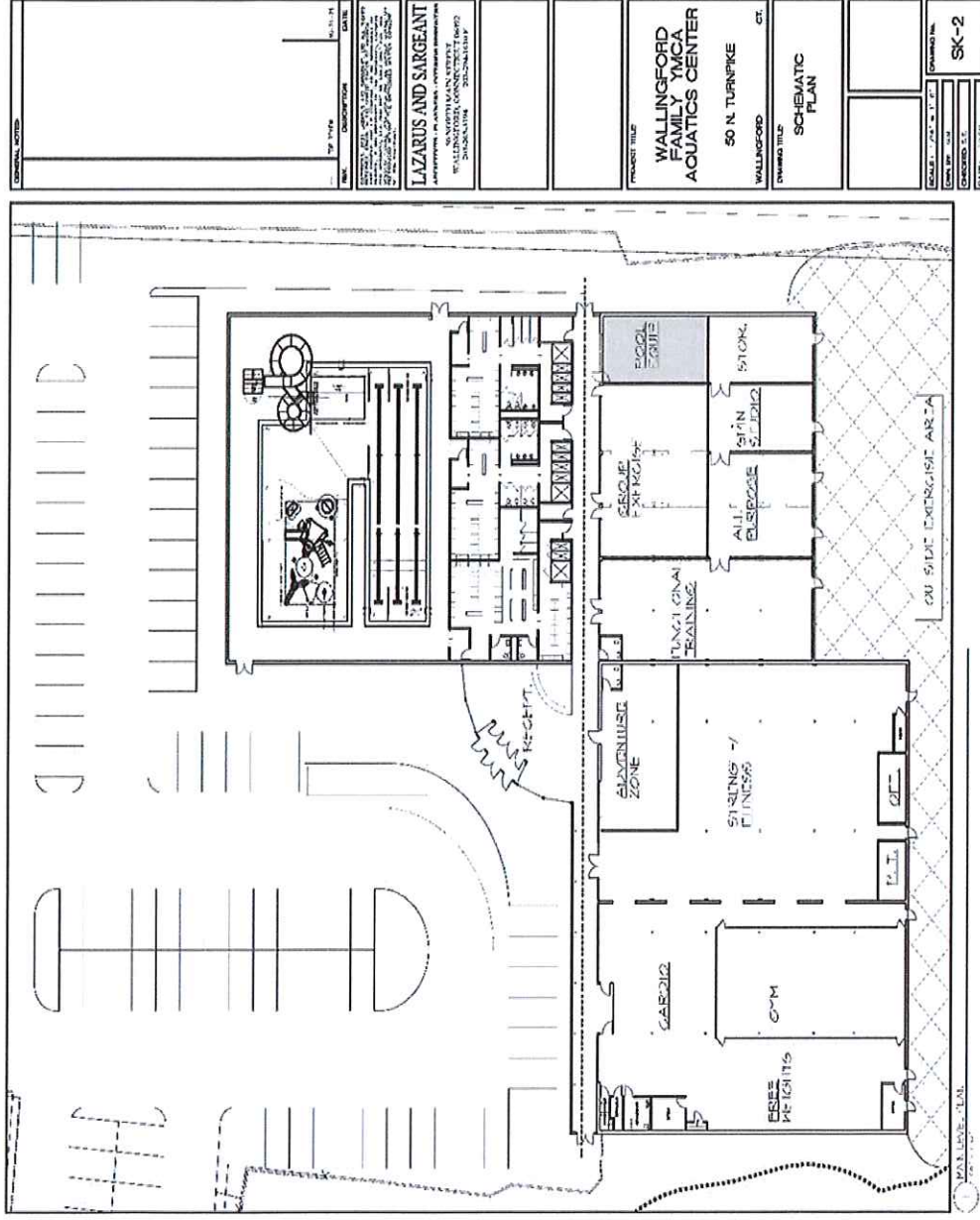
Wallingford Family YMCA Capital Projects 2021-2024

Project	Location	Year Completed	Cost
New Playscape	East Side YMCA	2021	\$100,000
New Upper Roof Replacement	West Side YMCA	2022	\$214,012
New Parking Lot	East Side YMCA	2022	\$93,000
Natatorium & Lap Pool Renovations	East Side YMCA	2023	\$1,214,564
New Roof, Floors	Teen Center	2023-2024	\$27,500
Structural repairs/Mens Locker room Sauna/Shower	East Side YMCA	2023	\$400,000
Gymnasium Renovations	East Side YMCA	2024	\$225,000
Universal/Family Locker Room	East Side YMCA	2024	\$920,500
New Roof	16 Wallace Street	2024	\$17,750
Total Project			\$3,212,326

Wallingford Family YMCA's Solution West Side YMCA Aquatics Center



West Side YMCA Proposed Site Plan



PROJECT TITLE	WALLINGFORD FAMILY YMCA AQUATICS CENTER
OWNER	50 N. TURNPIKE
DESIGNED BY	WALLINGFORD
DATE	10/10/10
PROJECT NO.	SK-2
SCALE	1/4" = 1'-0"
DATE	10/10/10
DESIGNED BY	WALLINGFORD
DATE	10/10/10



West Side YMCA Aquatics Center

Features:

- 3 lane, warm water/therapy/family pool(86 degrees)
 - Zero-depth entry and shallow water access
 - Splash pad/water play features
 - Exercise channel/Lazy River
- Universal/Family Locker room
- Environmentally friendly design – Solar, Ultraviolet Light to reduce the chlorine needed, variable speed pumps, glass panels, etc.

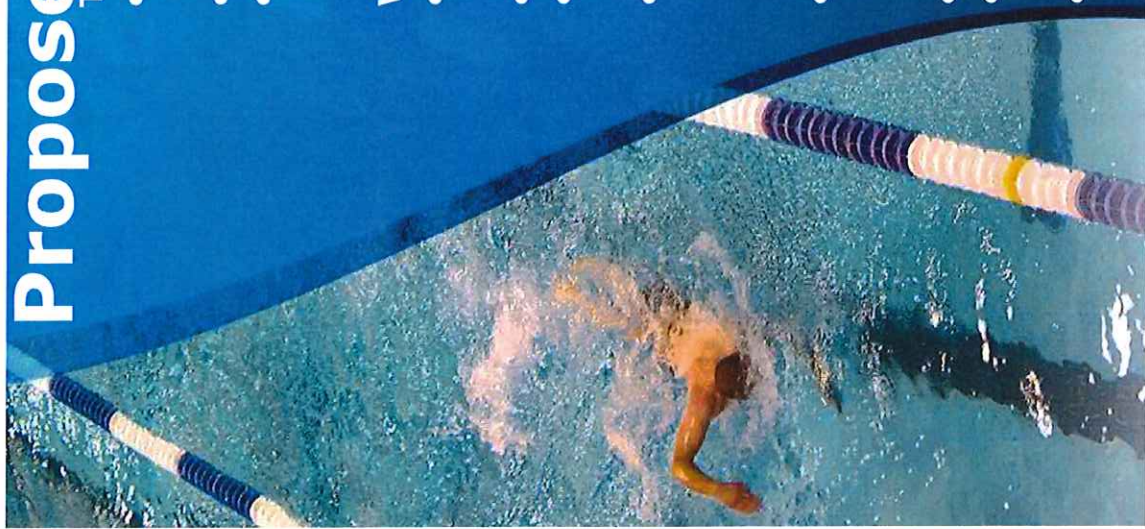
A circular inset image showing a swimmer in a pool with a lane line.

Aquatics Center Programming Plan

- Multipurpose/Warm Water Pool
 - Family swim with water play features
 - Therapy/water walking classes
 - Hospital collaboration programming
 - Water Aerobics classes
 - Swim lessons for all ages
 - Adult lap swim
 - Water Volleyball
 - Synchronized swimming
 - Into to Water Polo

Estimated Project Construction Timeline

Construction Plan		Jul - 24	Aug - 24	Sep - 24	Oct - 24	Nov - 24	Dec - 24	Jan - 25	Feb - 25	Mar - 25	Apr - 25	May 25	Jun - 25	Jul - 25	Aug - 25
Wetlands mapping, Topographic & Property Study	100%	Chris Juliano	Complete												
Complete Federal HUD application process	10%	YMCA													
Project budget - Revised scope of work following market study	0%	YMCA													
Site plan layout/feasibility drawings	0%	Sam Sargeant/Chris Juliano													
Erosion/Sediment control plan designed	0%	Chris Juliano													
Parking lot reconfiguration plan	0%	Chris Juliano													
Conduct Phase 1 Environmental Study(Fed requirement)	0%	YMCA/TBD													
Inland/Wetlands Commission - advisory meeting	0%	YMCA/Chris Juliano/Chris Sargeant			2										
Planning and Zoning - advisory meeting	0%	YMCA/Chris Juliano/Chris Sargeant			16										
Complete Traffic Study	0%	YMCA/TBD													
Complete Environmental Review	0%	YMCA/Environmental Consultant													
RFP/Selection of Project Manager	0%	YMCA													
RFP/Selection of Architect/MEP	0%	YMCA													
Architectural drawings/renderings	0%	Sam Sargeant/YMCA													
Mechanical/Electrical/Plumbing Engineer drawings	0%	TBD/YMCA													
Inland/Wetlands approval	0%	YMCA/Chris Juliano/Chris Sargeant							5						
Planning & Zoning approval	0%	YMCA/Chris Juliano/Chris Sargeant							10						
Project Bids	0%	YMCA													
Contractor selected/Letter of Intent	0%	YMCA/Project Manager													
Permits	0%	Contractor													
Construction timeframe	0%	Contractor/YMCA/Project Manager												7/1/25 - 6/30/26	



Proposed Collaboration Plan

Town of Wallingford Commitment

- *Pending Community Pool direction/project*, becomes the Town of Wallingford's seasonal outdoor aquatics venue for residents offering pool passes for adults and families.
- Investment of **\$1M** to the Wallingford Family YMCA's West Side Aquatics Center addition.
- Park and Recreation Director/Commission involvement in planning and programming efforts for this collaboration. This could include YMCA summer camp field trips to the outdoor center.

Wallingford Family YMCA Commitment

- The YMCA becomes the Town of Wallingford's year-round indoor aquatics venue for residents.
- Investment of **\$5m-\$6m** to complete the project
- Constructs a state of the art, Aquatics center to include a multipurpose pool and locker room facility as part of its West Side YMCA branch.
- Offer all town residents pool passes (*equivalent pricing to the Town Community Pool*) – daily, monthly, annual for 10 years.
 - Note: At the rate of \$30 per person, this is a **45%** discount from a full YMCA membership that will not be offered to non residents.
- Provide **20,000** hours of year round resident access annually.
 - Pool schedules to include open/community swim time in either of the YMCAs (3) pools during regular operating hours.(approximately 50 hours per day)
- Operate, staff, insure and maintain the facility for the life of the asset.
- YMCA Director/Aquatics Leadership involvement in planning and programming efforts for this collaboration. This could include Park and Rec access to the YMCA pools.
- YMCA to develop parcel of land on the property, for sports fields (baseball, soccer and lacrosse) with potential access for Parks & Recreation and town residents.

A photograph of a person swimming in a pool, viewed from above. The person is in the water, and a lane line is visible. The background is a solid blue color.

COLLABORATION FAQ'S

- Will Wallingford residents required to join the Y to access the aquatics center/amenities - *NO!*
- Will there be restricted timeframes where residents will not be able to use the aquatic facilities – *The goal is for there to be at least (2) lap swim lanes and/or open swim times available during all normal YMCA operational hours.*
- Programming collaborations with the Park and Recreation and YMCA – *We are open for programming collaboration conversations at either the YMCA's facilities or Park and Recreation facilities.*
- If a Wallingford resident cannot afford the daily, monthly or annual pool pass
 - *The YMCA never turns anyone away with the inability to pay. The YMCA raises money each year to provide subsidies to those who cannot afford program or facility fees. The YMCA would work with the individual or family to allow them access to the facilities.*
- Non Wallingford resident access to the Aquatics Center
 - *Non-Wallingford residents and non-YMCA members would pay the YMCA's non-member day pass for a youth, adult or family.*



CONCERNS TO DISCUSS/ NEXT STEPS

- What if the YMCA does not raise enough money? – *The YMCA is committed to raising the necessary funds in order to move forward with the project by March 31, 2025.*
- Why should the Town Council, Mayor and Wallingford residents support this partnership?
 - *Aquatics is a lifelong activity that impacts all ages.*
 - *Organizations partnering together ensures we maximize all resources for it highest and best use.*
 - *A Town and YMCA partnership can provide both seasonal outdoor and year round indoor Aquatic venues allowing us to use our shared resources, collective impact, eliminate duplication and save money.*
 - *The Town of Wallingford and YMCA have been trusted partners for over 79 years.*
 - *This partnership would be greater than just a pool, it would be an investment in the health of the youth, adult and families in our community.*



Our Ask

The Town of Wallingford Parks and Recreation Commission enter into a strategic alliance with the Wallingford Family YMCA to provide indoor and outdoor Aquatics programming and facilities for the residents of Wallingford.

Better Together

Working in partnership, the Town of Wallingford and the YMCA will expand and enhance access to high quality family recreation, youth sports and water safety for the residents of Wallingford.

"If you want to go fast, go alone. If you want to go far, go together"

- African Proverb

Questions





THANK YOU!
For your time, consideration & partnership



KOMPAN | Wallingford Lufbery Park Playground
Let's play

