

Recreation Infrastructure, Maintenance & Capital Asset Planning



RECREATION COMMISSIONERS:

- JULIE PHELPS, CHAIR
- ELISA MILLER, VICE CHAIR
- SY KOERNER
- ROBIN REID
- BRNDON TIESO
- MAURA WYGMANS

RECREATION DIRECTOR:

- ZAC FARNHAM-HASKELL



Completed FY24/25 Repairs & Maintenance Projects

- ❖ **Bathhouse Septic Replacement** – \$14,290 (Grant)
- ❖ **Playground Wood Chips** - \$950 (Beach Maintenance)
- ❖ **Tree Removal** – \$4,100 (Tree Warden Budget)
- ❖ **Minor Court Repair** – \$0 (Advantage Tennis warranty)
- ❖ **New Picnic Tables** – \$865 (Beach Maintenance)

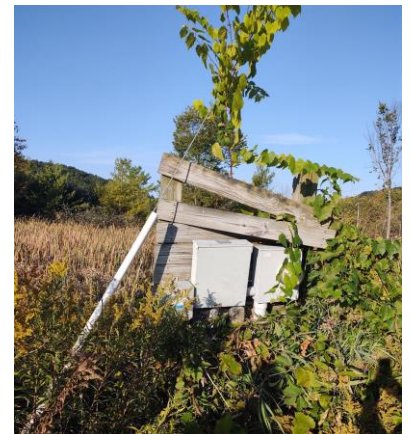


THANK YOU FOR SUPPORTING THESE PROJECTS



Planned Repairs & Maintenance Projects (Budget FY 25)

- ❖ **Rink Electrical Box & Pedestal Repairs** – \$6,200 (R & I Fund)
- ❖ **Beach Access Stair Repairs** – \$10,000 (R & I Fund)
- ❖ **Bath House Interior Repainting** – \$1,000 (Beach Maintenance)
- ❖ **Minor Court Repair** – \$0 (Warranty)
- ❖ **Rec Storage Shed Replacement** – \$6,000 (R & I Fund)





Anticipated Repairs & Maintenance Projects

- ❖ **Update Skating Rink Lighting to LED** - \$2,400 (partner w. Energy Ctte?)
- ❖ **Beach Parking Lot (grading & gravel)** - \$1,500 (Beach Maintenance)
- ❖ **Repair Slide on Playground** - \$3,500 (Beach Maintenance)
- ❖ **Repair Dock Floats** - \$2,000 (Beach Maintenance)





Anticipated Repairs & Maintenance Projects

- ❖ **Replace Rusted Grills – TBD**
- ❖ **Improve Court Perimeter Drainage – TBD**
- ❖ **Baseball Field Repairs – TBD (with support from CVLL)**
- ❖ **Replace Disc Golf Tees – TBD (with support from volunteers)**
- ❖ **Bathhouse Roof Repairs – TBD**



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Charlotte Recreation & the Rec Commission would like the Town's support to embark on a long-term capital project:

ADA Accessible Bathhouse & Pavilion

at the Charlotte Town Beach / Fred St. George Field.

Estimated Cost to Renovate/Replace: **\$750,000**



Shelburne Beach Bathhouse – Jeff McBride Architect



Alburgh Dunes Bathhouse – McClay Architects



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Charlotte Recreation & the Rec Commission plans to apply
for the

VT ANR Land & Water Conservation Fund Matching Grant
in 2026 or 2028 grant cycle

The Recreation Commission will kick-off a major
fundraising effort in Spring 2025 to generate the
50% matching funds.

Tax-Deductible Donations & Major Gifts
Community Fundraisers – Soccer Jamboree, etc.
Other Events



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

The current condition of the bath house at the Charlotte Town Beach / Fred St. George Field is declining and in need of renovations. The bathhouse **does not meet ADA accessibility standards** nor the current needs of a diverse population.

Accessibility Issues:

- Steps into building prevents wheelchair/mobility impaired access
- Doorways into building and bath stalls prevent wheelchair access
- Toilets are not spaced for wheelchair access
- Lighting is inadequate
- Bathrooms are not gender-neutral
- Grab bars are not provided



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Other Maintenance Issues:

Exterior:

- Siding has holes in it
- Roof shingles are curling
- Wood fascia is rotted
- Windows are frames covered in chicken wire

Interior:

- Paint is peeling
- Plumbing and lighting fixtures are old and inefficient
- Inefficient use of space
- Office is not secure and building is prone to break-ins



Future Capital Improvement Project: **ADA Accessible Bathhouse Renovation**

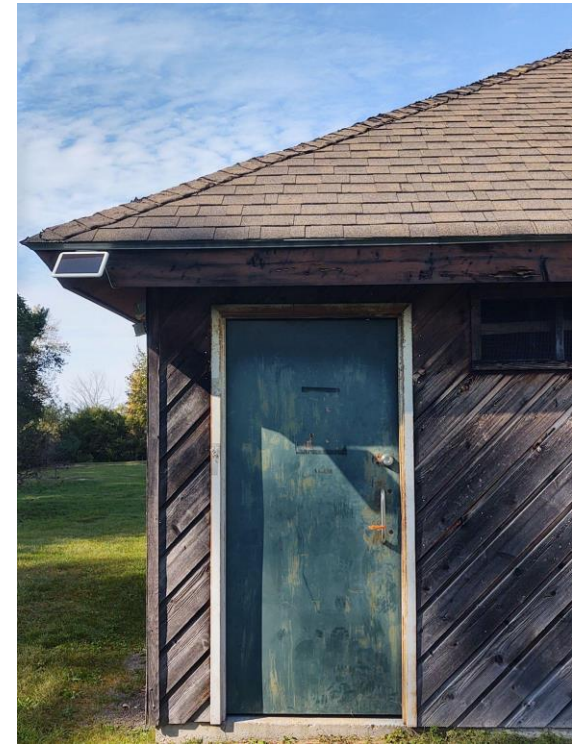
Existing Conditions Photos



FRONT VIEW



STEP INTO BUILDING
NOT ADA ACCESSIBLE



ROOF CONDITION (see peak)



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Existing Conditions Photos



WOMEN'S ROOM STALLS AND SINK AREA - NOT ADA ACCESSIBLE



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

Existing Conditions Photos



MEN'S ROOM STALLS AND SINK AREA - NOT ADA ACCESSIBLE



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Existing Conditions Photos



CONDITION OF SIDING



CONDITION OF SLAB



OFFICE AREA



Future Capital Improvement Project: ADA Accessible Bathhouse Renovation

Existing Conditions Photos



WOMEN'S ROOM CHANGING AREA



DOORWAYS – NOT ADA ACCESSIBLE



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

The building is outdated and changes to the current layout would prove challenging considering the concrete slab construction and the need to relocate plumbing.



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Charlotte Recreation & the Rec Commission request the Selectboard Approve an Article dedicating \$40,000 annually to the Recreation Capital Fund for an **ADA Accessible Bathhouse & Pavilion**

The Charlotte Town Beach / Fred St. George Field generates revenue which could be thoughtfully invested to support recreation capital improvements. In 2024, the beach collected **\$44K** in revenue. The Revenues for 2022 and 2023 were similar.

With an annual contribution of \$40,000 to the Capital Fund along with other fundraising efforts, the Recreation Commission hopes to raise sufficient funds to apply for the matching grant within 3-5 years.



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

The Town of Shelburne recently completed a new bathhouse for their beach. The project took over 8 years from conception to completion. The completed building provides an excellent **prototype** for a new bathhouse for the Charlotte Beach.

While the Recreation Commission and the Town may ultimately decide to make changes to the design, we can look to this building for inspiration.



SHELBURNE BEACH BATH HOUSE
ARCHITECT: JEFF MCBRIDE

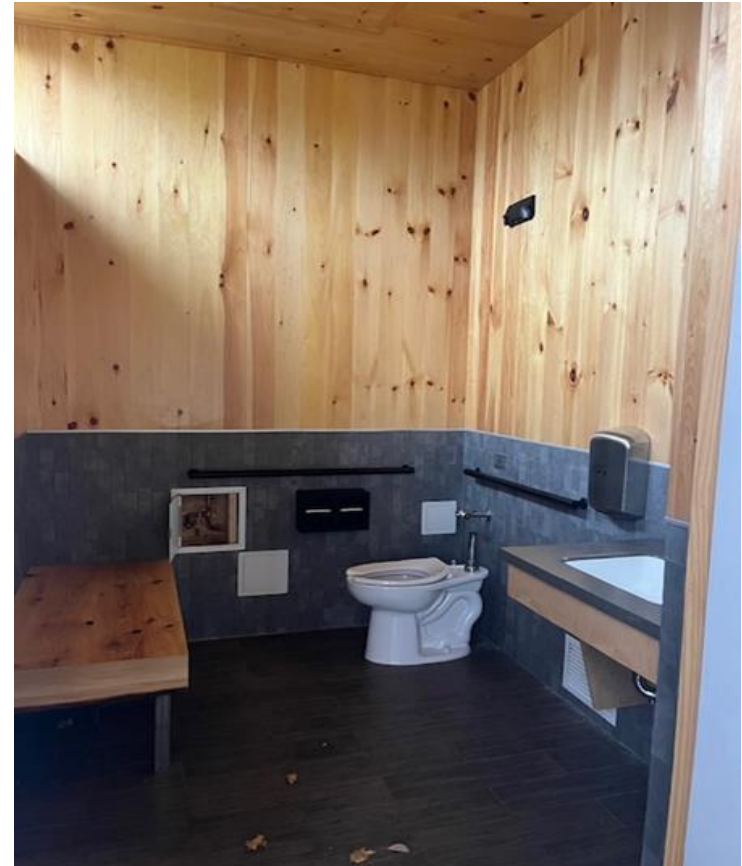


Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

Photos of Shelburne Bathhouse



VIEW OF COVERED PORCH



ACCESSIBLE & GENDER-NEUTRAL BATHROOM



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Photos of Shelburne Bathhouse



ACCESSIBLE WATER FILLING STATION



OUTDOOR SHOWERS



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

Photos of Shelburne Bathhouse



CUBBIES FOR EMPLOYEES



SECURE OFFICE SPACE



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

PRELIMINARY BUDGET

Soft Costs/Engineering Fees	\$40,000
Building Cost	\$625,000
Landscaping	\$25,000
10% Contingency	\$60,000
Total Estimate Costs	\$750,000

FUNDING SOURCES *(generate enough to grant match 50%)*

Funding Rec Capital Fund w. Rec revenue	\$40,000 X 5 years = \$200,000
Fundraising (Soccer Jamboree/other activities)	\$5,000 x 5 years = \$25,000
Tax Deductible Donations & Major Gifts	\$150,000
VT ANR Land and Water Conservation Fund Grant (funding cycle every 2 yrs) -	\$375,000
VT Building Communities, Recreational Facilities Grant (annual funding cycle) -	??



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

This is not a one-year or even three-year project.

This project represents a **long-term goal** to provide a **modern, accessible and equitable** bathhouse for all residents and visitors in the Town of Charlotte.

This new building would provide **accessible and gender-neutral** bathroom and changing facilities.

It would also provide a **covered, protected “stage” area** for musical performances, small gatherings, and summer camps.

The design would include a **new secure office space** for the beach employees and storage for tennis and pickleball nets and other items.

Outdoor showers and a water filling station could also be included in the design.



Future Capital Improvement Project: **Access Ramp to Beach**

In addition to the ADA Accessible Bathhouse & Pavilion, the Recreation Commission is seeking additional funding to complete the

Seasonal beach access ramp to be located north of Holmes bridge

This ramp **improves access** to the water for various recreational activities and visitors.

Cost Estimate: \$20,000

(Recreation Capital Improvement Fund)





“I was born and raised in Charlotte and I live here now with my young family. I love this town and state for so many universal reasons - I love the outdoors, the seasons, I love to use the mountains and the lake. In Charlotte, we have one of the most beautiful lakefronts and I'm unfortunately not able to use it because it is not wheelchair accessible. Making a community space accessible is more than just making it inclusive for wheelchair users. It will make the space safer and easier to use for everyone, whether they are pushing a stroller, pulling a cart of beach toys or chairs, or using a ramp with a railing which feels safer and more steady than old stairs. Charlotte can work to be universally inclusive and see the value in making a public space, like the town beach, accessible to all. I hope the town sees this value and invests in our future.”

-Kelly Brush

PROPOSED ARTICLE:

“Will the voters of the Town approve raising the sum of \$40,000 by property taxes, in addition to those monies raised pursuant to Article ____, to be allocated to the Recreation Capital Fund.”