

Aquatic Activity Center Exploratory Committee Meeting
Tuesday, January 27, 2015 7:00pm Springville City Multipurpose Room

Members present: Julie Park, Kathryn Crandall, Mark Brewer, Jack Daybell, Marcie Harris, Alan Bird, Colleen Tingey, Lorinne Morris, Lesa Hyer, Mike Stansfield

Absent: Devin Bird, Jane Thorpe, Ben Jolley, Jose Inclan

City Staff present: John Penrod, Alex Roylance, Meredith Jones, Jake Davies

City Council members present: Chris Creer, Craig Conover

Guest: Brent Tippets from VCBO

Proceedings:

The meeting was called to order at 7:05 p.m.

January 13, 2015 meeting minutes were approved.

Discussion on City's outstanding bonds and what the City can afford to budget for a new recreation center.

John Penrod reported that Spanish Fork City is not interested in working with Springville to form a special interest district. Craig Conover suggested that the committee consider a property tax bond such as the library bond passed in 2010, which assesses everyone through their property tax. City's current bond debt is \$30.5 million, and the city has been approved up to \$200million for debt. The city has very good credit ratings. All of the city's bonds will be paid off in the next 15-16 years with the last bond being paid off by 2031. John also reported that city council feels the city can afford to pay between \$6-8 million for an aquatic activity center. The committee should plan on \$7million. The \$7million from the city will come from the following:

- one time transfer from enterprise fund \$3million
- land sales \$1million
- ongoing transfers \$4million
- Nebo School District \$2million

These amounts are more that \$6-8million, but there is a question of whether the land sales will equal \$1million, and if the city will approve a full 1% for ongoing transfers. This makes \$7million from the city, and the remaining amount would be raised through a general obligation bond, which has been recommend to be around \$10million.

Discussion of bond amounts for a possible general obligation bond.

John showed Wasatch County's 2014 General Obligation Bond for a comparison He reminded the committee to consider that the Wasatch County bond did not pass. Their bond for \$24million and was based on county assessment of all properties for the amount of \$3.8million, making the annual impact on a \$275,000 home \$64.48. Springville's property assessment amount is quite lower. Its assessment of all properties is \$1.3million, making the annual impact on a \$229,000 home \$63.12. Primary residents get a 40% reduction from commercial properties. John suggested that the committee now needs to consider what amount they recommend for a general obligation bond. This bond would be in addition to the city's \$7million, which includes \$2 million from Nebo School District.

Discussion concerning costs of different types and sizes of aquatics/recreation centers.

Brent Tippets of VCBO said the basic aquatic center model developed by consulting with city management will have two bodies of water: a competition pool and a leisure pool. It will also have other elements to facilitate use. The total square footage is estimated to be 51,000 sq ft. He discussed four models with different sizes of completion pools and the same size leisure pool being placed outdoor or indoor and their estimated costs. The estimate costs include hard and soft costs, including site purchase costs. The four options are:

- | | |
|--|-----------------|
| 1. Indoor 25yd x 25m pool + indoor leisure pool | \$12,693,91.39 |
| 2. Indoor 6 lane pool + indoor leisure pool | \$10,838,392.42 |
| 3. Indoor 25yd x 25m pool + outdoor leisure pool | \$9,980,468.57 |
| 4. Indoor 6 lane pool + recreation pool + outdoor leisure pool | \$8,081,814.47 |

These estimates do not include dry elements, such as gyms or walking tracks. Brent recommended the committee needs to decide on the model quickly, so that it can be presented to the public. Committee members discussed whether adding recreation elements would increase the passability of the bond since it increased usership of the facility. Should the committee be looking at rec center or just an aquatic center? Brent Tippets cautioned that if this center is too big it will not pass, reminding the committee of the previous rec center bond vote in 2011. Concern was raised that Springville City has a negative feeling towards a rec centers. Many in city felt the last bond was too much, and adding recreational elements would increase the amount of the bond too much that it would not pass. Concern was shared that if the bond was only for an aquatic center it would not attract a broader base. Brent Tippets suggested that one option is to look at doing an aquatic center and adding rec center components later. He mentioned that aquatics is the most expensive to build and more expensive to operate, and outdoor aquatics is more profitable to build and operate. He also added that fitness is a huge generator of revenue, but it completive with private industry. Exercise studios, gym, and walking elements are popular right now. He discussed that one advantage of Provo's bond is they consolidated three aging facilities and showed that operating these three facilities would be less in a new facility.

Meredith Jones, pool manager, mentioned that the school district would not be interested in donating its \$2million unless the aquatic center had a 25yd x25m competition pool. However, Nebo School District will not pay towards the operational costs of the pool. The current pool services eight swim teams and five of those teams are from Nebo School District. The non-school district teams generate revenue for the current pool. Meredith shared that if there was no competitive pool, then the city aquatics would lose one its largest generator of revenue. The current pool is a programing pool. It was brought up that the point of replacing the current pool was for the school district to have a swimming pool. Kids need programs. If you build a competition pool, do it right so that it can accommodate the school district. Concern raised that if you add rec elements, you will bring up the negativity of the city from the last bond vote. Brent Tippets suggested that the site for the rec center should be considered on the basis that aquatic center can be expanded to include dry recreation elements. He said that the larger facilities in the state do better because they attract a larger spectrum of people from toddler to senior.

Consideration of possible locations for new recreation center.

Brent Tippets went over possible sites in Springville. He mentioned that good sites would be large enough to have potential to add on to the aquatic center. He suggested that it would be foolish to build an aquatic center without the site being large enough to add on recreation center elements. A good site would have good visibility of the center and good access, without additional improvement costs. He said that his firm had looked at eleven potential sites. He mentioned that the site of the current pool is not large enough. Bird Park is not a good site since its use would require the loss of three ball fields, and each of these would need to be replaced. Gammel site is large enough site, but it is very expensive to purchase the ground. Old Jr. High School has no room for expansion. Memorial Park has room for expansion, but it is buried in a subdivision. Brent recommends that committee does not consider building the aquatic center in a subdivision since it prevents visibility. You need people driving by it. Grant school site is not good. The old Westside Elementary school site on Main Street is large enough and centered in the middle of town, but has the drawback of the right turn in and out. It will need a different entry. Might have to work with UDOT to change the entry. Can accommodate expansion. Tippets recommend trying to avoid anything that will produce feelings of westside/eastside. Westside that is owned by school district is remotely buried but is large enough. Community Park by soccer field is remote, and doesn't have the retailing aspect. Brent mentioned that 2/3 of Springville population lives west of Main Street. Recommended to have a site chosen before the bond to help its pass.

Motion to eliminate all sites for recommendation to the city council except the old West Elementary on Main Street site and the westfield site off 400 South property (passed).

Motion to eliminate option #2 and #4 aquatic center models for recommendation to the city council (passed).

Discussion about what would happen to the current pool. It would be reused for another purpose. Meredith recommended the committee consider the leisure pool as an indoor pool. She feels that the community will be better served by having an indoor leisure pool that is year round since the pond will open in the summer and the city already has a splash pad for outdoor leisure.

Adjourned at 8:25pm

Next meeting:

Tuesday, February 10, 2015 @ 7:00 p.m. Springville City Multipurpose Room

Minutes submitted by Lorinne Morris, secretary

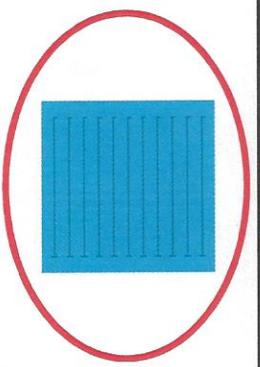
Description

Cost

Option I - Indoor 25 yd x 25 mtr pool (6,224 sf)

- Indoor Leisure Pool (6,400 sf)

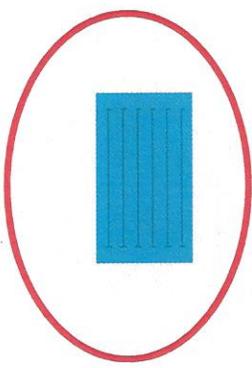
\$12,693,911.39



Option II - Indoor 6 lane x 25 yd pool (3,480 sf)

- Indoor Leisure Pool (6,400 sf)

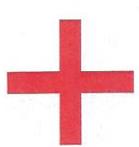
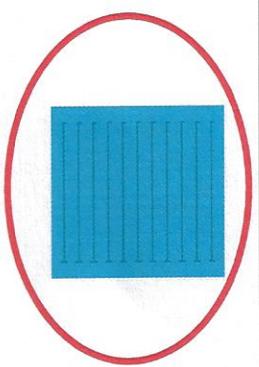
\$10,838,392.42



Option III - Indoor 25 yd x 25 mtr pool

- Outdoor Leisure Pool (6,400 sf)

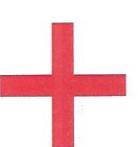
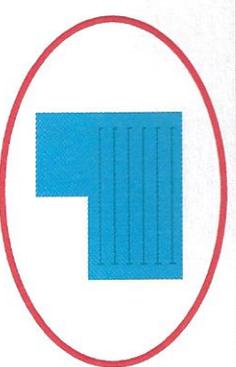
\$9,980,468.57



Option IV - Indoor 6 lane x 25 yd pool + recreation

- Outdoor Leisure Pool (6,400 sf)

\$8,081,814.47



SPRINGVILLE AQUATIC FACILITY

Springville, UT

VCBO Architecture

524 South 600 East

Salt Lake City, Utah

1/27/2015

**Facility Program**

Description	Quantity	Unit NASF	Total NASF
Aquatic Spaces			
Natatorium	1	32,000	32,000
Leisure Pool		6,400	
Competition Pool (25 yard x 25 meter)		6,224	
Spectator Seating for 500		3,200	
Pool Storage	1	500	500
First Aid Room	1	120	120
Equipment Room	1	1,200	1,200
Cheical Room	1	200	200
Subtotal - Aquatic Spaces			34,020
Locker Spaces			
Family Change Room (w/ toilet & shower)	4	120	480
Family Change Cabana	4	80	320
Family Change Room Lounge & Lockers	1	900	900
Men's/Team Locker Room	1	1,000	1,000
Women/Team Locker Room	1	1,000	1,000
Subtotal - Locker Spaces			3,700
Other Spaces			
Party Room	2	450	900
Party Room Storage	1	100	100
Reception/Waiting Area	1	1,000	1,000
Aquatic Director	1	130	130
Workroom	1	180	180
Subtotal - Other Spaces			2,310
Sub Totals Net Assignable Area			40,030
Circulation/Mechancial/Walls (28.% efficiency)			11,208
Total Gross Building Area			51,238

**CITY OF SPRINGVILLE, UTAH
LONG-TERM DEBT SUMMARY**

As of December 31, 2014

Bond Type	Series	New Money/ Refunding	Ratings	Original Par	Outstanding Par	Final Maturity	Primary Funding Source
General Obligation (GO)	2010 (BABs)	New Money (Library)	S&P AA Fitch AA-	9,800,000	8,360,000	5/1/2031	Property Tax Levy
	2006	New Money (Parks Open Space)	S&P AAA/AA- (FSA)	5,900,000	400,000	6/1/2015	Impact Fees (guaranteed by Sales Tax Revenues)
Sales Tax Revenue	2014	Refunding (Adv. Ref. 2006)	Private Placement	2,885,000	2,885,000	6/1/2021	Impact Fees (guaranteed by Sales Tax Revenues)
MBA Lease Revenue	2008 (Amended)	New Money (Civic Center)	S&P A+	6,435,000	5,290,000	10/15/2030	General Fund Revenues
Water & Sewer Revenue	1998B	New Money (Improvements)		1,500,000	506,000	2/1/2019	Water & Sewer Fund Revenues
	2008 (Amended)	New Money (Sewer Plant)	S&P AA-	15,135,000	12,440,000	2/1/2028	Water & Sewer Fund Revenues
Special Assessment	2005	New Money (Curb & Gutter)		5,369,604	696,000	1/15/2020	Special Assessment Revenues
				47,024,604	30,577,000		

Debt Service Schedule

Bond Type	Series	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Obligation (GO)	2010 (BAs)	642,875	640,118	641,382	646,752	645,692	643,537	645,672	646,924	647,190	651,590	650,177	653,440	651,052	652,641	653,560	656,235	662,048
Sales Tax Revenue	2006	538,856																
	2014	22,387	513,373	509,863	511,260	512,473	518,500	509,250										
MBA Lease Revenue	2008 (Amended)	389,624	371,835	375,588	379,085	382,328	385,315	392,984	395,334	402,365	404,078	410,471	416,483	422,111	427,358	432,221	441,639	445,610
	1998B	115,770	114,585	115,265	115,720	114,950												
Water & Sewer Revenue	2008 (Amended)	1,088,320	1,087,600	1,086,320	1,084,480	1,087,080	1,083,980	1,085,320	1,085,980	1,085,900	1,085,140	1,088,680	1,088,380	1,088,380	1,084,540			
Special Assessment	2005	142,869	145,357	143,421	143,041	144,148	118,608											
		2,940,701	2,872,868	2,871,839	2,880,338	2,886,671	2,749,940	2,633,226	2,128,218	2,135,455	2,140,808	2,149,328	2,156,303	2,161,543	2,164,539	1,085,781	1,099,874	1,107,658