

Springville Aquatic Activity Center Exploratory Committee Meeting

Tuesday, March 10, 2015 7:00pm

Members present: Colleen Tingey, Marcie Harris, Mike Stansfield, Jack Daybell, Jane Thorpe, Lesa Hyer, Lorinne Morris, Ben Jolley, Julie Park, Mark Brewer

Absent: Kathryn Crandall, Jose Inclan, Alan Bird, Devin Bird

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

City Council members present: Chris Creer, Chris Sorensen, Wilford Clyde

Guests: Brent Tippetts and Whitney Ward from VCBO

Proceedings:

The meeting was called to order at 7:10 p.m.

February 24, 2015 meeting minutes were approved.

Further discussion on the type, size, and cost of the aquatic/recreation center proposed by the Committee in the Committee's last Committee meeting:

Chairman Brewer reminded the committee of its purpose: to make a recommendation to the city council of the type, size, location, and budget for a new aquatic center. He encouraged committee members to keep these four items in mind as they worked towards making their recommendations. Chairman Brewer turned the time over to Brent Tippetts from VCBO. Brent presented to the committee option B: indoor multiuse lap pool, indoor recreation/leisure pool, indoor "reduced" recreation/fitness area, and a sundeck area w/outdoor splash element, and indoor spa/hot tub. Brent reviewed the elements of the floor plan with the committee:

- outdoor splash pad: water depth no more than 18 inches, zero depth entry, sloped to the center, with a play feature
- indoor leisure pool w/3 lane 25yard lap pool, party room
- indoor 25m x 25y multiuse pool
- Spa: 21 person (same size as Provo Rec).
- dry area: men & women locker areas, family change, party room, aerobic studios, gymnasium, storage
- 2nd level to recreational element: spectator seating for pool, fitness/cardio area, walking/jogging track

Brent asked the committee if the above elements are what the committee wanted to include in its recommendation.

Committee members agreed. Brent said the above elements increased the cost to \$18,262,000. Chairman Brewer asked if this facility would be for a bond amount of \$11million. John Penrod confirmed that amount. Brent said that this option would increase the operational costs since there are two additional pools (outdoor leisure and spa) to operate, but this option would also increase revenues.

Operational Cost for updated option:

- \$1,028,000 expenditures
- \$ 739,000 revenues
- \$ 289,000 subsidized
- Recovery: 71.89%

Mike Stansfield asked for the amount the city is subsidizing our current pool. John said the current subsidy is a little more than the above amount. Brent explained that reason why a larger facility would be possibly less to subsidize would be that larger facility would have higher usage, especially with the dry recreational elements. He also mentioned that the new facility would have more efficient equipment. Brent said that for a size reference, if you remove the senior element from the Provo Rec, Center, the proposed Springville Center would be half the size of the Provo Rec Center. Chris Sorensen recommended an elevator. It was asked if the multiuse pool could have a deep end to be able to do some diving. Brent said that was a low cost for that adjustment. It was also asked to cost increase of the spa addition. Brent responded that spa added \$107,000 to total amount.

Site Recommendation:

Brent requested the committee re-examine the site selection since the site selection is critical for passing the bond. Brent asked committee members to list their reasons for choosing the Westfields site. The following reasons were given:

- access: easy access as compared to old Westside School site
- cost: old Westside School site includes costs to tear down existing school and land acquisition costs
- area will be developed

- visibility for the center
- proximity to elementary school provides additional parking for events

Brent reminded the committee that the amount proposed includes \$450,000 for land acquisition. Both the Westfields and old Westside School site would require purchasing some property. John reminded the committee that the school district will commit \$2million, but that could be land. Brent said that we need 8 acres for facility, and Westfields would require need additional property than from the school district.

Brent asked the committee if there an issue with the Westfields site choice since 2/3 of Springville's population lives on the east side of Main Street. Brent said that site selection needs to be considered carefully so people do not vote against the facility due to the location. He reminded the committee that the Westfields was location of the 2011 facility bond which was voted against, and suggested that this could be an issue for east side voters. Ben Jolley said he felt that the big issue of 2011 bond defeat was not the site but the tax increase.

Brent asked the committee to reconsider the Arts Park site. He said the reason it is was taken off because the cost of purchasing the land was expensive and that the owners of part of the site were unwilling to sell. Mayor Clyde suggested that the Gammels might sell 2-3 acres and rest of the site could be located on the Arts Park. This option would include keeping the Arts Park and improving the access road, and there could be sharing of parking lots. This site would also be convenient for SHS students to use the facility. The site would be convenient for Mapleton citizens, but difficult for other communities to use. Mayor suggested that since the high school was used by many people, the site would be more sellable to Springville residents. It was suggested that this site would discourage SF from using, however that usage for the Springville center should not count on other community usage since other communities are trying to address their recreational needs. Chris Sorensen said that high school is the epicenter of Springville for activities: Arts Park, softball fields, track, underground track, and basketball games. He said he felt this site would be the easiest sell for Springville. Access problems could be solved, making this site better than the old Westside Elem site on Main Street. All people have some ties to this area because of the current activities there, and it also close to existing pool site. Concern was raised that this site may be an expensive since it requires land acquisition and access improvements. Chris Sorensen suggested that this might be the cheapest of all the sites since Springville City owns half of the site and only needs to purchase an additional 3-5 acres. Mayor also suggested that school district owns quite a bit of property in that area and could possibly do a trade so as to improve the access to the area. He felt that the school district would be more willing to work with the city if the facility was located close to the high school. He stated that he felt the school district would need to be willing to support more than one community to have their 5 high schools have access to pools, such as Spanish Fork and Salem Hills.

Ben Jolley said that he felt the Arts Park site was a good site, but the access is bad when there is an event. This site would become good only if it is connected to 400 South. Without the 400 South access, placing a facility there would be a huge hazard for the neighborhood. This site is a bad location for events since other non-community members will have difficulty finding it, only Mapleton and Springville residents will be able to use it. If you put in a competitive pool, then you are building this facility for other people to use, especially for events. The site is also hidden, preventing the center from being a visual icon for our community. Getting access from Weight Ave would be additional cost. Brent recommended that site consideration take more time for deliberation. He recommended that the committee needs to consider that site location should not prevent people from passing the bond. He said that the facility may not be on the perfect site for Springville, but it needs to be on the location where people will vote for it.

Discussion on bonding for the new aquatic/recreation center:

Brent introduced Whitney Ward from VCBO to walk the committee through their bonding approach. She recommended the following for getting the bond passed:

- Need to be in front of any negative messages or campaigns against the facility.
- Decisions need to made so that they show they have best interest of the community
- Be out in the community as much as possible: this could be an active citizen group that is spreading the word in community events or in the school district. They will talk about the benefit of the project for Springville and be a presence at all community events.
- Good to engage donors: look for businesses that will back the facility. This is election or campaign for this facility, and the bonding group will need some infrastructure to help. Wasatch County raised \$12-15,000.

Schedule:

- Social media campaign: 1/month and increase as vote gets closer.

- community meetings (1) meeting in April, May, June, July, August, and September. Between October and November 2-3 community meetings/month.

Tool Kit needs to reach each user group of the community in 1 or 2 ways:

- Mailers
- Social Media
- Website
- Tshirts

Example: Wasatch County website: healthywasatch.com

- information clear and concise.
- invites people to donate
- encourages volunteers to get involved
- website discussed problems and if something goes wrong with current facility
- video on website walks viewers through main issues

Brent recommended that committee should submit names for people who would serve on the citizen groups. Marcie raised the concern that there needs to be a better relationship between the city and Springville businesses. Mayor pointed out that the businesses need to be convinced why this facility is good for them. He also said that one of the sales message of this new proposed facility is smaller but adequate to serve the community, save up some money, the bond is half the cost, and operating costs will be the same as the current pool. Another selling point is the facility can host events and visitors will use Springville businesses. Springville businesses that are located on Main Street will want the facility close to Main Street and not in the Westfields.

Mayor asked several committee members how they felt their neighbors would respond to proposed locations:

- Lisa Hyer: location was not important to her neighbors; they just wanted a rec center.
- Jack Daybell: location would be important and he favored the Arts Park
- Marcie Harris: people who live by current pool favor the Arts Park
- Alex Roylance: west side citizens are tired of driving across town to attend school and they feel like 2nd class citizens because all the amenities on the east side of Springville. They would like something on the west side.
- Julie Park: location an issue to her neighborhood since they are close to current pool. They do not want the facility to change sides of Springville.

Lorinne motioned to eliminate the old Westside Elementary site for consideration. Motion was passed. 1 vote opposed.

Ben motioned to recommend to council an \$11million bond. Motion passed.

Ben motioned to recommend to city council for facility type and size plan B plus with additions that VCBO presented in the meeting. Motion passed.

Chairman Brewer said that the committee had decided 3 of 4 issues for the recommendation, and the next meeting needed to address location.

Meeting adjourned at 8:30pm

Next meeting:

Tuesday, March 24, 2015 @ 7:00pm Springville City Multipurpose Room

Minutes submitted by Lorinne Morris, secretary