

Aquatic Activity Center Exploratory Committee Meeting
Tuesday, February 10, 2015 7:00pm Springville City Multipurpose Room

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

Absent: Devin Bird, Jane Thorpe, Jose Inclan

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

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

Guest: Brent Tippetts from VCBO

Proceedings:

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

January 27, 2015 meeting minutes were approved.

Discussion of the Committee's Survey Results

John Penrod reviewed the results of the survey sent to committee members the previous week. The survey asked committee members to prioritize recreation and aquatic center features and the bond amount they felt Springville City residents would pass.

First Survey Question: Rank the aquatic/recreation center services that will best serve Springville City residents. Handout was given to committee members showing prioritizing of the features (below), how each feature was prioritized, and the range of ranking.

1. indoor leisure
2. competition pool & outdoor leisure
3. basketball courts & indoor track
4. childcare & indoor four to six lane pool
5. fitness room, weight room, party room, senior center, climbing wall
6. racquetball courts & splash pad
7. indoor turf field

Second Survey Question: Are services or features that you would like to see?

- concession stand
- fitness equipment alongside an indoor track

Third Survey Question: Bond Amount

- (1) vote for \$3 million
- (1) vote for \$5-8 million
- (2) votes for \$8-9 million
- (5) votes for \$10 million
- (1) vote for \$13 million
- (1) vote for \$10-15 million
- (1) vote for \$10-20 million

John said the survey suggested a tentative budget amount of \$10 million for the bond amount and \$7 million city & school district amount for a total of \$17 million for a facility. Having this tentative budget will allow the committee to look what kind of aquatics and dry elements could be considered. Concern was raised by Councilmember Sorensen that bond amount needs to be considered in terms of what will Springville City residents pass. John said that a \$10 million bond would cost a household with home worth \$229,000 about \$5/month for 20 years.

Consideration of recommendation for a bond amount for general obligation bond election

John asked the committee if they wanted to have a motion for a tentative bond amount. Brent Tippetts suggested postponing the bond amount discussion until after his presentation since he had additional information that would help the committee in making their decision. A question was asked if the committee was considering a recreation tax as in the 2011 election. John said no, and said the members could look into that if they were interested.

Discussion of types and sizes of aquatic/recreation centers, locations, and other items as deemed necessary.

Question was asked about the requirements from Nebo School District's \$2 million contribution. The school district wants a minimum of 8 lanes. 25mx25y pool would give 8 lanes for meet, 1 lane for separation, and 2 lanes for warm-up & warm-down. Brent presented the committee 5 different options. Each option includes large surface area around the leisure pool, family locker rooms, lounge area, reception area, and traditional locker rooms. There is space for pool equipment, lifeguard room, spectator seating area that overlooks the competition pool. The prices to build for each option include the site purchase of \$800,000.

Option 1: indoor leisure and no dry recreation

Option 1B: indoor leisure and dry recreation (1 gym is 12,000 sf).

Option 3: outdoor leisure and no dry recreation

Option 3E: outdoor leisure and dry recreation

Option 4: outdoor leisure, small indoor leisure, and dry recreation;

Concern was raised if the proposed leisure area was programmable. What will be it is depth? It was suggested the pool needs to accommodate programming that residents will vote for. It was suggested that we need to ensure that the pool design accommodates the programming needs of Springville. Also suggested is that water temperature differences between competition and leisure needs to be considered since swim lessons and senior swimming are different temperatures than lap swimming. Mayor said as the needs are considered, the pool must be affordable to the city residents. Brent suggested that separating the pools into two bodies of water with two different temperatures will allow increase programming with what Springville currently has. Brent suggested that lap lanes put into leisure area, and that would not increase the cost. He said that the most expensive to build and operate of a recreation facility is the aquatics. When you transition from an indoor to outdoor facility, the operation expenses go down considerably as does your usage because outdoor is only used seasonally. Leisure pools will generate more money than a competition pool.

Brent said if the committee is going to look at dry recreation, he recommends three areas to focus on: gymnasium, fitness/aerobic areas, and walking/jogging track. Gymnasiums are very popular. A community will never have enough gyms. Gyms can be programmed for youth sports and also community events. Brent feels that even if Sp Fork builds a rec center and with the courts Provo Rec Center has, our community will still benefit from having them. The best money makers of rec center are fitness/aerobic areas. They are easily accommodated into facility design. What is popular in recreation centers are walking/jogging tracks. Walking, jogging, and running is #1 participated sporting activity in the US. People like them and they like to have access to tracks. If you build a gymnasium, it is very economical to build a suspended jogging track. Brent suggested that next steps for the committee would be to decide how much money to bond for and what program elements to include, whether the facility will be only aquatics or if it will include dry recreation elements. He said that the committee needs to remember that if the project is too grand, it will fail. He recommended that committee consider a decision that is in response to the previous election, that what is being proposed shows reduction and trying to provide the necessities.

Chris Sorensen asked if possible to have the design include indoor competition, indoor leisure, and doors that opened to small outdoor element (splash pad or something that is more multiuse) to utilize the sunshine in the summer. This would allow for recreation area that would create year round use. The mayor raised the concern of having an outdoor leisure element as it reduces use to only a few months. It is more economical, but it does make it year round use facility except the completion pool. Need to make sure there was a party room included in the design.

Brent the small indoor leisure pool on option 4 would be about 18 inches-2/12 ft depth. Option 4 leisure pool could be made to be the outdoor pool. It would increase the cost about \$1.5 million. Brent felt outdoor element could fit into the design.

Colleen asked the seniors attending the meeting about the water temperature. Colleen asked them if they could see themselves using the competition pool being proposed since the water will be colder. Seniors need higher temperatures. Colleen suggested that if the competition pool has lower temperatures to accommodate high school swimmers and lap swimmers, the leisure pool could be made to lap lanes to accommodate seniors who need warmer temperatures. Have pools accommodate the needs of the users. She suggested that swimming lessons could be taught in these lanes. It was suggested that if the pool design accommodated the senior usage and other pool usage, it would have a better chance of passing.

Option 5's indoor leisure pool is only a toddler pool. Brent said that 6400 sq ft leisure pool is a big pool. Provo's leisure pool is 4800 sq ft. Brent could add several lap lanes without increasing the cost as long you stay with the same sq footage. If you break off the lanes into a separate pool, you escalate the costs. It will accommodate the different usage: swim teams, swim lessons, and senior swimming. Brent said that Bountiful has 4 lanes and their leisure will total 6400 sq ft.

Councilmember Creer suggested that committee look at adding the dry elements since they are money generators and help handle the operational costs. Brent says that there is technical problem to build a track around a pool. Colleen asked if you built a gymnasium if you could build a track around it. Brent said you could almost get the track for free if you built it around the gym.

Committee members voted twice on options

Option 1: 8 votes

Option 1B: 7 votes

Option 3: No votes

Option 3B: No votes

Option 5: 5 votes

Motion to eliminate option 3 & 3B. Passed.

Three options are still being considered. Brent said that option 1 & 1B are really the same thing; it is a decision to spend more money on dry elements. It was suggested that if there if we present a rec center rather than aquatic center, it will be voted down by citizens and criticized. Rec Center elements can be added later. Concern is that citizens voted down twice a rec center, and do not want one. Another concern was raised that there were many factors involved in the 2011 bond defeat. Chris Sorensen suggested that the pool should be build, and then build a rec center. We will have the space and the parking, and the bond for aquatic center will more likely pass. Another concern was raised that it may be difficult to bond again in the city. Rec Center will generate revenue. Mayor Clyde said that the committee needs to consider the climate of the past two bonds that were defeated. 2003 bond there was a drought that caused that bond to fail. 2011 we had just build a city center and fire station, and a bond for a library. We proposed a \$21million bond and rat(?) tax, and it was too much. Great recession was at the same time. People who were strong opponents, but Harold Davis talked with each naysayer. Each person said that the city needed something for the community. Mayor thinks we present a rec center for less money, it could pass. The other side raised that citizens who want a recreation center will not vote for aquatic center. Mayor said we need to grab the \$2million of Nebo School District. Provo Rec Center put the Senior Center into the rec center. It is used by the seniors during the day and by the rest of the community the rest day. Mayor thinks we can pass it because the bond (\$10 million) will be sellable to the public.

Mayor reported that Spanish Fork has formed a committee to look at combination library, rec center, and senior center for \$40 million. Recommended that Springville work towards getting the \$2 million from the school district.

Discussion of a recommendation for aquatic/recreation center location

A quick discussion of site location was given by Brent Tippets. Looked at the advantages and disadvantages of the 11 sites in Springville, and several of the sites cannot be considered because the inadequately sized for a basic facility and would not accommodate expansion. Brent recommended to the committee that the site selection is critical piece in the success of the election. You do not want the site to be reason to vote against the bond. The committee has two sites it is considering for recommendation. The facility fits on either site.

- Westside Elem. School on Main Street
- Westfields: works well. School district piece of property. Elementary going to be built in the summer with a road. A bit buried than Westside Elem. 1200 West will be developed as a collector road, and give this site easy access. One advantage is 400 South is major access for Springville.

Mayor requested Brent to discuss each of the sites. Brent said a good site would be large enough for a facility, expansion, and a parking lot.

- Westside Elem: large enough. Question was asked if necessary to purchase homes to accommodate facility. There is vacant ground around the site that could be acquired to make it larger. Purchase of the house along the walkway. Owners willing to sell. The property would be better if second access off 400 South is developed. The only disadvantage with the site is right turn in and the right turn out onto Main Street.
- Grant School: not large enough and buried

- Memorial Park: could be adequately sized; disadvantage is location (residential area). The location needs to have high visibility on heavily traveled streets. Also residents have strong feelings that the park was set up as a memorial of our veterans, and people would actively work to defeat the bond it that was the facility's location.
- Old Jr High site: can accommodate the facility and parking, but too small for expansion.
- Site by new Jr. High: location not good since it will discourage non-resident usage.
- Gammel property: can accommodate facility, but needs 400 South access. Disadvantage is the cost of the property, and would need road development through the arts park.
- Bird Park: adequately sized but isolated. Lose (3) ball fields which would need to be replaced, which is an additional cost.
- Existing Pool: inadequately sized.
- Crandall property: buried in a subdivision
- Community Park: adequately sized for expansion and parking. Disadvantage: too far away and will wipe-out the city's investment into the soccer fields, and the soccer fields will need to be replace, adding an additional cost.

Question was raised whether there would be any green space development in the need for 10 acres. Brent confirmed that the 10 acres needed is only for parking and facility.

Meeting adjourned at 8:40pm

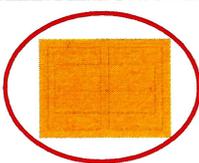
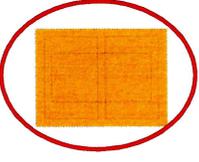
Next meeting:

Tuesday, February 24, 2015 @ 7:00 p.m. Springville City Multipurpose Room

Minutes submitted by Lorinne Morris, secretary

Cost Models

2/10/2015

Description	Cost	Amenities
Option I - Indoor 25 yd x 25 mtr pool (6,224 sf) - Indoor Leisure Pool (6,400 sf)	\$12,167,454.94	 + 
Option IB - Indoor 25 yd x 25 mtr pool (6,224 sf) - Indoor Leisure Pool (6,400 sf) - Indoor Gymnasium & Fitness (24,000 sf)	\$16,900,374.51	 +  + 
Option III - Indoor 25 yd x 25 mtr pool (6,224 sf) - Outdoor Leisure Pool (6,400 sf)	\$10,780,468.57	 + 
Option III E - Indoor 25 yd x 25 mtr pool (6,224 sf) - Outdoor Leisure Pool (6,400 sf) - Indoor Gymnasium & Fitness (24,000 sf)	\$13,751,399.24	 +  + 
Option V - Indoor 25 yd x 25 mtr pool (6,224 sf) - Outdoor Leisure Pool (6,400 sf) - Indoor Gymnasium & Fitness (24,000 sf) - Indoor Leisure Pool (1,600 sf)	\$12,342,528.28	 +  + 

SPRINGVILLE AQUATIC FACILITY
Springville, UT

VCBO Architecture
524 South 600 East
Salt Lake City, Utah



Operation Cost Models

2/22/2015

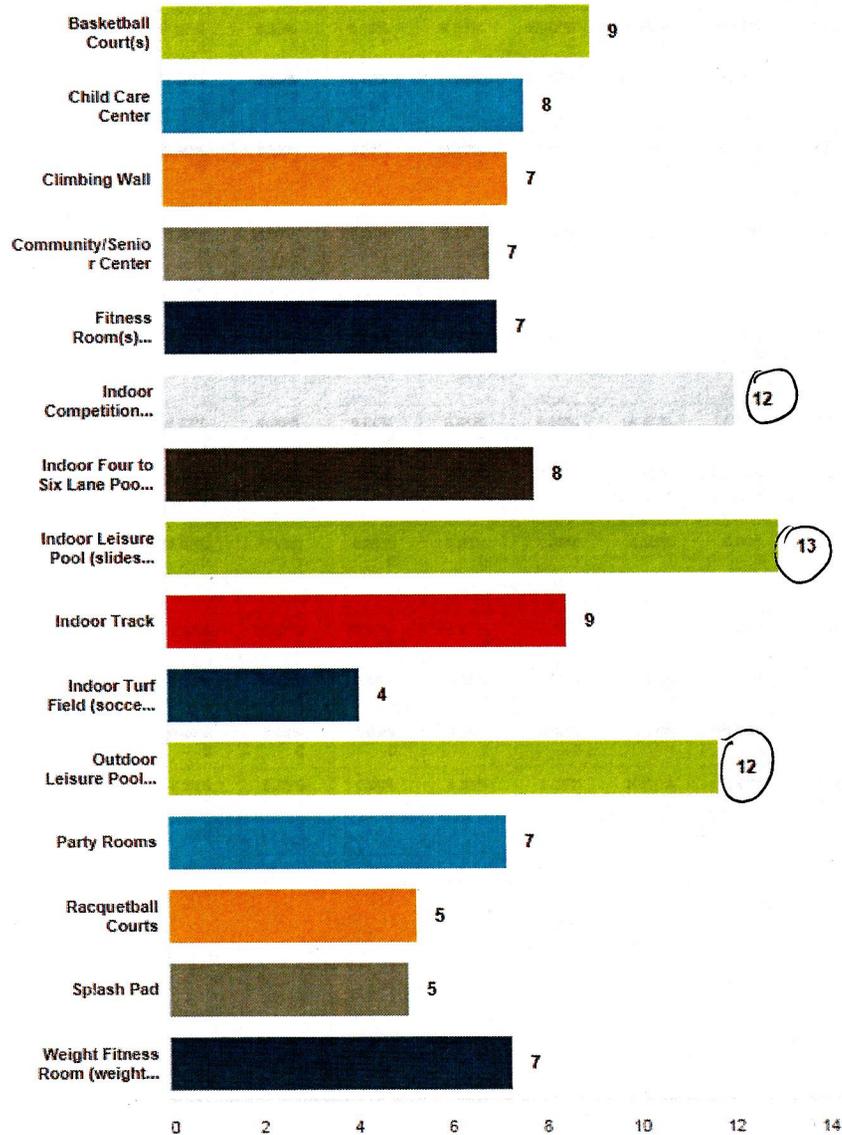
Category	Budget
Option A	
Expenditures	\$748,000.00
Revenues	\$440,000.00
Difference	-308,000.00
Recovery %	58.82%

Option B	
Expenditures	\$952,000.00
Revenues	\$689,000.00
Difference	-263,000.00
Recovery %	72.37%

Option C	
Expenditures	\$810,000.00
Revenues	\$524,000.00
Difference	-286,000.00
Recovery %	64.69%

Please rank the aquatic/recreation center services that will best serve Springville City residents.

Answered: 12 Skipped: 0



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total	Score
Basketball Court(s)	8.33% 1	0.00% 0	16.67% 2	16.67% 2	0.00% 0	0.00% 0	8.33% 1	16.67% 2	0.00% 0	8.33% 1	8.33% 1	16.67% 2	0.00% 0	0.00% 0	0.00% 0	12	9.08
Child Care Center	0.00% 0	0.00% 0	0.00% 0	8.33% 1	8.33% 1	8.33% 1	8.33% 1	33.33% 4	8.33% 1	8.33% 1	0.00% 0	0.00% 0	8.33% 1	8.33% 1	0.00% 0	12	7.67
Climbing Wall	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	16.67% 2	25.00% 3	0.00% 0	8.33% 1	8.33% 1	8.33% 1	8.33% 1	16.67% 2	0.00% 0	0.00% 0	12	7.33
Community/Senior Center	0.00% 0	0.00% 0	0.00% 0	8.33% 1	16.67% 2	8.33% 1	8.33% 1	8.33% 1	16.67% 2	0.00% 0	8.33% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 3	12	6.92
Fitness Room(s) (spinning, Zumba, yoga, aerobics, etc.)	0.00% 0	0.00% 0	0.00% 0	8.33% 1	8.33% 1	8.33% 1	8.33% 1	0.00% 0	25.00% 3	16.67% 2	8.33% 1	8.33% 1	0.00% 0	0.00% 0	8.33% 1	12	7.08
Indoor Competition Pool (eight lanes, with or without diving boards)	41.67% 5	33.33% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	8.33% 1	12	12.08
Indoor Four to Six Lane Pool (swim lessons, water aerobics, non-competition, with or without diving boards)	0.00% 0	8.33% 1	8.33% 1	8.33% 1	0.00% 0	16.67% 2	16.67% 2	8.33% 1	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	8.33% 1	16.67% 2	12	7.83
Indoor Leisure Pool (slides, water playground, lazy river, etc.)	41.67% 5	16.67% 2	16.67% 2	8.33% 1	8.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	0.00% 0	12	13.00
Indoor Track	0.00% 0	0.00% 0	8.33% 1	25.00% 3	16.67% 2	0.00% 0	0.00% 0	8.33% 1	0.00% 0	16.67% 2	16.67% 2	0.00% 0	0.00% 0	0.00% 0	8.33% 1	12	8.50
Indoor Turf Field (soccer, football, hitting cages, etc.)	0.00% 0	8.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	0.00% 0	16.67% 2	16.67% 2	8.33% 1	16.67% 2	25.00% 3	12	4.08
Outdoor Leisure Pool (slides, water playground, lazy river, etc.)	8.33% 1	25.00% 3	16.67% 2	8.33% 1	16.67% 2	8.33% 1	0.00% 0	0.00% 0	8.33% 1	8.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12	11.67
Party Rooms	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	16.67% 2	16.67% 2	16.67% 2	8.33% 1	8.33% 1	8.33% 1	0.00% 0	0.00% 0	8.33% 1	8.33% 1	12	7.17
Racquetball Courts	0.00% 0	0.00% 0	8.33% 1	0.00% 0	8.33% 1	8.33% 1	0.00% 0	0.00% 0	8.33% 1	0.00% 0	0.00% 0	8.33% 1	33.33% 4	25.00% 3	0.00% 0	12	5.25
Splash Pad	0.00% 0	8.33% 1	8.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.33% 1	16.67% 2	0.00% 0	33.33% 4	25.00% 3	0.00% 0	12	5.08
Weight Fitness Room (weight lifting, treadmills, stair climbers, etc.)	0.00% 0	0.00% 0	8.33% 1	8.33% 1	8.33% 1	8.33% 1	0.00% 0	8.33% 1	8.33% 1	16.67% 2	0.00% 0	25.00% 3	0.00% 0	8.33% 1	0.00% 0	12	7.25

Basic Statistics					
	Minimum	Maximum	Median	Mean	Standard Deviation
Basketball Court(s)	1.00	12.00	7.50	6.92	3.68
Child Care Center	4.00	14.00	8.00	8.33	2.81
Climbing Wall	3.00	13.00	8.00	8.67	3.04
Community/Senior Center	4.00	15.00	8.50	9.08	3.90
Fitness Room(s) (spinning, Zumba, yoga, aerobics, etc.)	4.00	15.00	9.00	8.92	2.96
Indoor Competition Pool (eight lanes, with or without diving boards)	1.00	15.00	2.00	3.92	4.61
Indoor Four to Six Lane Pool (swim lessons, water aerobics, non-competition, with or without diving boards)	2.00	15.00	7.00	8.17	4.37
Indoor Leisure Pool (slides, water playground, lazy river, etc.)	1.00	12.00	2.00	3.00	3.00
Indoor Track	3.00	15.00	6.50	7.50	3.69
Indoor Turf Field (soccer, football, hitting cages, etc.)	2.00	15.00	12.50	11.92	3.50
Outdoor Leisure Pool (slides, water playground, lazy river, etc.)	1.00	10.00	3.50	4.33	2.72
Party Rooms	5.00	15.00	8.00	8.83	3.02
Racquetball Courts	3.00	14.00	13.00	10.75	3.79
Splash Pad	2.00	14.00	13.00	10.92	3.97
Weight Fitness Room (weight lifting, treadmills, stair climbers, etc.)	3.00	14.00	9.50	8.75	3.42