

Springville Aquatic Activity Center Exploratory Committee Meeting

Tuesday, February 24, 2015 7:00pm

Members present: Alan Bird, Mark Brewer, Mike Stansfield, Devin Bird, Kathryn Crandall, Lesa Hyer, Jane Thorpe, Colleen Tingey, Jack Daybell, Lorinne Morris, Ben Jolley

Absent: Julie Park, Jose Inclan, Marcie Harris,

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

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

Guest: Nathan Levitt from VCBO

Proceedings:

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

Rules of procedure established:

Chairman Brewer stated rules of procedure for committee meetings:

1. Questions need to wait till after a presentation is made.
2. After a presentation is made on an agenda item, the chair will open the floor to the committee for discussing the item.
3. Members of the public attending the meeting were welcomed to participate but need to wait to comment until the chair acknowledges them. .
4. After each discussion committee members may make a motion on the discussion regarding the item, including a recommendation to the city council.

February 10, 2015 meeting minutes were approved.

Discussion on Operational Costs & Revenues:

Nathan Levitt presented to the committee operational cost models based on three options that were voted on from the last committee's meeting. Nathan said that the numbers are fairly accurate, but there are still many variables not known. He pointed out that the numbers do give the committee members a good comparison between the three options. He said that expenditures included any cost related to the facility (staffing, supplies, maintenance). Revenues include what is paid back (entrance fees, program fees, pool rental fees). Recovery is the percentage that would have to be made up by other means through the city.

- Option A: Indoor Aquatic Facility (25yd x 25m lap pool + leisure pool)
- Option B: Same as option A with a dry recreation component. This option increases the expenditures, but it also increases revenues since dry rec components will bring in more money than the wet components alone. Difference between revenues and expenditures is less than option A.
- Option C: Indoor lap pool (25yd x 25m) + large outdoor leisure pool (seasonal) + small youth scaled indoor leisure pool. Difference between expenditures and revenues is between option A & option B.

Chris Sorensen requested an additional option be presented to the committee based on the committee's last meeting discussion. This would be option A and would include indoor lap pool, a 6400 sq ft indoor leisure pool w/3-4 lanes, and an outdoor minimal wet component (splash pad/small kids pool) and patio with garage doors that open to the outside area. Suggestion was made that option C's small indoor leisure pool should be used as the outdoor minimal element, w/water 18-24 inches deep. Mayor would like to the outdoor element to be used by toddlers. Mayor asked if each body of water (indoor lap pool, indoor leisure pool, and outdoor small leisure pool) needs a separate pump and filtration system. Nathan confirmed that each body of water needs its own pump and filtration system, but all three pools could use the same boiler. Mayor pointed out that a wet element outside could use some of the mechanical systems for the two indoor pools, making the cost lower. Nathan said VCBO would add that element and get the cost to committee.

Ben Jolley pointed out that the recovery differences of the different options which are based on function and programmability of the options, and pointed out that option B recoups more money than the other options that only aquatics. He raised the concern that to add more water, such as option A with outdoor small leisure area, is not looking at the programming that could bring in more revenue and suggested adding the dry element which increases revenues. He recommended that center needs to be seen as facility that can service an entire family, including those who do use the water. Including dry elements gives more usage options. The savings of \$40,000 between option A and option B could be used to go back into the facility or programming. The recovery difference is significant that all committee members should weigh this in their decision making. It was also pointed out that adding a dry component would increase the facility by \$5million, and that is 10 years to recoup the cost on the bond. It would also could cause defeat of the bond if the citizens perceive that instead of an aquatic center to replace the existing pool, the committee presented a rec center which voted down in 2011. Kathryn Crandall suggested that due to other facilities in the area, many citizen's opinions have changed. The point was also raised that if Spanish Fork builds a facility it would reduce the usership of Springville's facility and that creates a concern about sustainability. Mayor asked VCBO would population was used for the revenue cost models. Nathan said that he would check to see what the population was that the numbers represented those models. Mayor pointed out that Springville's population could increase by 10,000 in the next 10 years. Economic develop in the westfield area would increase usage of the facility if located there. The point was raised that with other facilities close by, Springville's center needs to meet the needs of the Springville citizens.

Meredith Jones, aquatics manager, said that if the committee wanted to maintain Springville's current programming, the indoor leisure pool needs 3-4 lanes in order to have the correct depth and temperature for swim lessons and senior lap swimming. The competition/lap pool needs needs colder temperatures and greater depth. Currently, Springville does 3,000 swim lessons each year and is one the greatest revenue generators for the current pool. She said that only having an indoor lap pool will cause issues with programming. Meredith pointed out that the pool needs the leisure area to get votes, but it will be the programming the services the community and that will be done in the 3-4 lanes addition to the leisure. Option A & B would allow Meredith to increase programming for the community.

Discussion on the three aquatic/recreation options for types and sizes of centers the committee selected in the last committee meeting:

Nathan pointed out that option A & B had "run-out" slides that did not go into the pool but went out on dry ground. This would save on square footage of the leisure/3-4 lane pool. Lorinne pointed out that ground slide entrance rather than pool entrance is better for guarding since more guarding is needed when slides enter water (more saves from guards are required). Nathan also reconfirmed that 3-4 lanes addition to the leisure area would not increase costs as long sq footage does not increase.

Nathan went over the pool models. All options include a family change area, mens & womens locker rooms, staircase going up to the competition spectator seating. Option B's dry rec component which includes a track above the gym and aerobic and spin studios. Concern was raised that a big objection to the 2011 rec center bond was the fitness area would be in competition with private fitness centers.

Mike Stansfield proposed that we bond for the aquatics part of the facility, and the revenue from the city and school district pay for the rec center part. Mike proposed that the committee look at doing \$10million for the aquatics and \$7million for the dry component.

Lorinne asked if separating the 4 warm water leisure lanes from the leisure pool would be more costly. Nathan confirmed that would be additional machinery so separating the lanes would cost more. Meredith said there was a need to separate the lanes from leisure area so that revenues can be received from both areas, but separating the bodies of water could be with a rope. Fred Brooks, from the public, mentioned that separating the body of waters is good so that individuals participating in the programing area fell separate from the play area. Difficult to conduct

classes with leisure play close. He also suggested a hot tub. He suggested doing a survey in the water bills to help people feel that this is their pool. Ben Jolley pointed out that for the 2011 bond, a survey was conducted and 65% community said they would vote yes, but the bond didn't pass.

Lorinne motioned to remove option C. Motion passed with one opposition vote.

Chairman Brewer proposed that option A1 and option B1 were defined.

- Option A1: competition pool (25yd x 25m lap pool + indoor 6400 sq ft leisure pool w/3-4 lanes + outdoor wet component (splash pad/small kids pool) and patio with garage doors that open to the outside area.
- Option B1: the same as option A1 plus a dry rec component.

Nathan confirmed that the outdoor feature on both option A1 and B1 will cost between \$500,000 to \$1million.

Mayor suggested that the outdoor leisure area be designed for toddlers--shallow depth but more than a splash pad with a few mushrooms and spray. Point was made that even though B1 option would cost more to build, it would create more revenue. Chris Sorensen reminded the committee that bond amount will be greater with option B1 and will take 10-12 years. Mayor said that the bond would have to be for \$11million to cover the increase cost of the outdoor feature. Alan made the argument that it will be just hard to sell a \$14million facility as would to sell \$18million, but adding the dry component increases the revenue.

Ben Jolley suggested to the committee that options B1 would be the same amount as the current pool, which is \$250,000/year. He suggested that one factor in deciding which option should be which option maintains the city's current subsidization. The city cannot afford an increase in subsidizing. He pointed out that if the committee choose option B, the city would get a larger facility at the same amount of subsidizing that it is currently getting in the current pool. He felt the 15 years of the paying the additional \$5million because if we don't build it, Springville is still putting out each year \$250,000 for the old pool.

Lisa Willey, from the public, asked three questions:

- What year will the library bond be paid off, and how much does the library cost Springville citizens each month? John Penrod answered that the library bond has a remaining 15years and costs a homeowner with \$200,000 home \$5/month.
- What will be the burden to business owners for the \$10million bond? Lisa said there was a huge concern from the businesses about voting in favor of 2011 bond since they were already burdened with the library. John answered that there is a 45% increase over homeowners. This translates into a business that is \$200,000 would pay \$10-\$11/month. H
- Why would someone choose to pay to use the splash pad at the new center when there is a free splash pad by civic center? It was answered that the new center would give multiple options to a family.

Colleen Tingey motioned to eliminate option A and focus on option B1. Passed.

Chairman Brewer recommended the committee select a site. Discussion was held about the old Westside Elementary School and the westfields sites. Concern was raised about the old Westside Elem site since access was difficult and more expensive to develop. Another concern was raised that if the site was moved to the westfields, families on the east side of Springville would feel it was too far away. The westfield site was recommended since the site easier to build, more parking due to new elem. school that will built next to the site, and access is easier for multiple communities. It will get more usage in that location than on Main Street.

Ben Jolley motioned made to eliminate the old Westside Elementary site and the committee focused on the westfields site. Passed.

Mayor said that the next meeting should look at when the bond should go up for election.

Meeting adjourned at 8:15pm

Next meeting:

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

Minutes submitted by Lorinne Morris, secretary

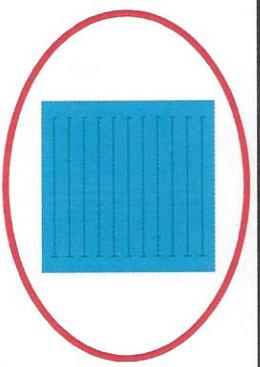
Description

Cost

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

\$12,693,911.39

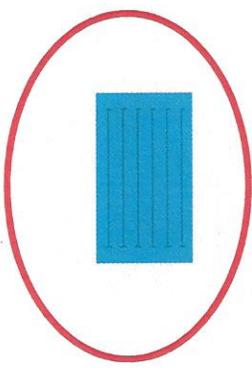
- Indoor Leisure Pool (6,400 sf)



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

\$10,838,392.42

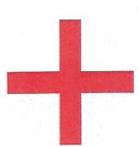
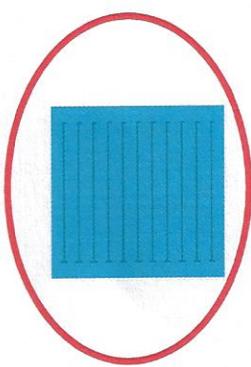
- Indoor Leisure Pool (6,400 sf)



Option III - Indoor 25 yd x 25 mtr pool

\$9,980,468.57

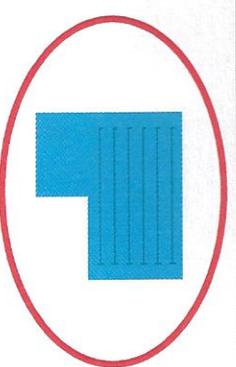
- Outdoor Leisure Pool (6,400 sf)



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

\$8,081,814.47

- Outdoor Leisure Pool (6,400 sf)



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

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

**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		