

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2008 AGENDA

Subject:	Type:	Submitted By:
MUNICIPAL AQUATIC FACILITY — BOND ISSUE	► RESOLUTION ORDINANCE RECEIVE/FILE	BRENDA GUNN CITY ADMINISTRATOR

SYNOPSIS

A resolution has been prepared calling a special election on the proposition for the issuance of general obligation bonds in an amount not to exceed \$7,355,000 for the purpose of demolishing the existing municipal swimming pool, constructing an access road and constructing and equipping a municipal aquatic facility to replace the existing swimming pool.

FISCAL IMPACT

Funding for this project would be general obligation bonds. The City's annual principal and interest payments are estimated to be approximately \$585,000. Annual operating expenses are anticipated to be approximately \$350,000, which would be funded through the facility revenues. The owner of a home valued at \$150,000 would pay an additional \$91.50 annually. This is based on the City's current valuation and a 20-year debt schedule projected at a 4.5% interest rate. (*Please note that since we last discussed this we were looking at a 25 year bond issue. Bond counsel has recently advised that Statute only allows 20 years for this type of project.*)

RECOMMENDATION

Approval.

BACKGROUND

At the June 17, 2008 City Council meeting, Water's Edge Aquatic Design (WEAD) consultant Craig Roy presented the municipal aquatic facility plan that was recommended by the Swimming Pool Advisory Committee. Based upon Council discussion there were a couple items that required follow up.

1. What would be the grade of the access road from 84th Street and are there other possible access points from 84th Street?
The City Engineer advises that the slope of the proposed drive would likely be between 6 and 8 percent which is not too bad. He did not see any other location for access off of 84th Street as being feasible.
2. How can we establish a pricing system that does not prevent lower income residents from utilizing the new pool?
It has been recommended that a new aquatic facility price daily and membership passes to be competitive with other communities with similar facilities. Our consultants have advised that many communities will offer lower pricing to those that are on the federally assisted lunch program at the schools and this would be staff recommendation.

Included in the packet for your review is the following:

- Resolution
- Notice of Election
- Sample Ballot
- Conceptual Plan
- Site Plan
- Information to be included in a public information brochure

History

One of the items identified as an early priority in the City's Park & Recreation Master Plan was the need to assess the city's current and future aquatic requirements. La Vista's municipal swimming pool was originally built and owned by a private developer in 1962, just two years after the City was incorporated. Later acquired by the City, the pool is a traditional style of pool and has been renovated and rehabilitated numerous times over the past 40+ years.

Over the past several years a number of factors, including frequency and types of repairs, compliance with current standards and codes, and meeting the needs of a growing community, made it evident that the City needed a plan for aquatic services. In the summer of 2005, the City utilized the professional services of Water's Edge Aquatic Design (WEAD), Lenexa, Kansas to review and evaluate the City's existing pool facilities and provide recommendations for improvement. Their study and findings were presented to the City Council at the February 7, 2006 City Council meeting.

Following the evaluation and analysis of the existing facility, improvements considered in the report ranged from aesthetic suggestions to code issues and life safety items, as well as meeting the needs of La Vista's growing population. Based on the findings, four possible options were identified: immediate improvements, basic renovation, major/enhanced renovation and pool replacement.

Immediate improvements address safety and health related issues. Basic renovations bring the pool into compliance with current codes and prolong the life of the facility. Major/enhanced renovation means adding fun features that expand the recreation, instruction, competition, therapy, or other community goals. The new pool alternative was presented for comparison to the renovation options and determination if the renovation options were practical as compared to complete pool replacement. The immediate safety concerns that were identified were addressed prior to the opening of the swimming pool for the 2006 season.

While the pool has served the community well it does not meet the needs of La Vista's growing population and warrants some significant improvements and/or enhancements. The Mayor and City Council felt it important to gather information from the community as they contemplated moving forward in making decisions regarding the future of the pool and as a result appointed a committee to study the issue.

The Committee met several times since August 2006 to develop the conceptual plan currently being presented to the Mayor and Council. A number of public input opportunities were also made available during the process including an open house, focus groups and open meetings with public comment periods. An initial conceptual plan was unveiled to the public in the summer of 2007. The Committee then took the next several months to see how the community received the plan and to await the results of the National Citizen Survey which asked two questions about the conceptual plan. Based on the feedback from the citizen survey the Committee worked to reduce the cost of the project, while providing the amenities that are popular with the residents. The result is the plan that was presented to the Mayor and Council on June 17, 2008.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, CALLING A SPECIAL ELECTION ON THE PROPOSITION FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED SEVEN MILLION THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$7,355,000) FOR THE PURPOSE OF DEMOLISHING THE EXISTING MUNICIPAL SWIMMING POOL LOCATED AT 7529 S. 85TH STREET (LOT 13 PARK VIEW HEIGHTS), CONSTRUCTING AN ACCESS ROAD AND CONSTRUCTING AND EQUIPPING A MUNICIPAL AQUATIC FACILITY TO REPLACE THE EXISTING SWIMMING POOL AT SAID LOCATION, AND PAYING RELATED COSTS.

BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska (the "City") as follows:

Section 1. The Mayor and City Council find and determine that:

(a) it is necessary, desirable, advisable and in the best interest of the City and its residents to submit to the voters the question that the City demolish the existing municipal swimming pool located at 7529 S. 85th Street (Lot 13 Park View Heights), construct an access road and construct and equip a municipal aquatic facility to replace the existing swimming pool at said location; and for other related project costs (collectively, the "Project");

(b) there has not been submitted to the electors of the City a proposition for the issuance of bonds pursuant to Section 16-695, Reissue Revised Statutes of Nebraska, 1997, as amended, to pay the costs of the Project for six months last past;

Section 2. A special election is hereby called to be held in conjunction with the statewide general election on November 4, 2008, at which there shall be submitted to the qualified electors of the City the following proposition:

"Shall the City of La Vista, Nebraska, issue negotiable bonds of said City in the principal amount of not to exceed Seven Million Three Hundred Fifty-five Thousand Dollars (\$7,355,000) for the purpose of demolishing the existing municipal swimming pool located at 7529 S. 85th Street (Lot 13 Park View Heights), constructing an access road and constructing and equipping a municipal aquatic facility to replace the existing swimming pool at said location, said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and City Council, and

"Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of the taxable property in the City sufficient to pay the principal and interest on said bonds as such principal and interest become due?"

The ballots to be voted upon and cast at said election shall have printed thereon the foregoing proposition, followed by the words: "FOR said bonds and tax" and "AGAINST said bonds and tax" following said proposition.

Section 3. Notice of said election shall be given to the qualified electors of said City by publication at least one time each week for four successive weeks prior to such election and a copy of the sample ballot shall be published one time not more than ten days nor less than three days prior to the election, such notice and sample ballot to be published in the Papillion Times a newspaper printed and of general circulation in said City, and the City Clerk of the City be and hereby is directed to cause such notice and sample ballot to be published.

Section 4. The City Clerk of the City shall be and hereby is authorized and directed to certify a copy of this Resolution to the Election Commissioner of Sarpy County, who shall designate the polling places, appoint the election officials and otherwise conduct the election as provided by law. The City does hereby agree to reimburse said Election Commissioner for the expenses of conducting the election. As required by Section 32-802, Reissue Revised Statutes of Nebraska, as amended, the Election Commissioner shall provide for publication of the Notice of Election in a newspaper designated by the Election Commissioner no later than forty days prior to the day of said election and such notice shall be posted in the office of the Election Commissioner no later than forty days prior to such date of election.

Section 5. The form of ballot and form of notice of said bond election shall be substantially in the form submitted to this meeting, a copy of which forms shall be made a part of the minutes. The City Clerk is hereby authorized and directed, in conjunction with the Election Commissioner conducting the election, to arrange for the printing of the necessary ballots for said election and to do all other things and take all other action appropriate or necessary in order to cause said proposition to be submitted to the qualified electors of the City as above provided.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST, 2008.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

(SEAL)

The foregoing Resolution having been read in its entirety, Council Member _____ moved its passage, which motion was seconded by Council Member _____. After consideration, the roll was called and the following members voted in favor of the passage and adoption of said Resolution: _____.

The following members voted against the same: _____. The following members were absent or did not vote: _____.

The passage of said Resolution having been consented to by a majority of the members of the City Council, the Mayor declared the Resolution duly passed and adopted.

DATED this 19th day of August, 2008.

City Clerk

[SEAL]

**NOTICE OF ELECTION
CITY OF LA VISTA, NEBRASKA**

Public Notice is hereby given to the qualified electors of the City of La Vista, Nebraska, that a special election has been called and will be held in conjunction with the statewide general election in the City of La Vista, Nebraska, on Tuesday, November 4, 2008, at which time there shall be submitted to the qualified electors of said City the following proposition:

"Shall the City of La Vista, Nebraska, issue negotiable bonds of said City in the principal amount of not to exceed Seven Million Three Hundred Fifty-five Thousand Dollars (\$7,355,000) for the purpose of demolishing the existing municipal swimming pool located at 7529 S. 85th Street (Lot 13 Park View Heights), constructing an access road and constructing and equipping a municipal aquatic facility to replace the existing swimming pool at said location, said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and City Council, and

"Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of the taxable property in the City sufficient to pay the principal and interest on said bonds as such principal and interest become due?"



FOR said bonds and tax.



AGAINST said bonds and tax.

Voters desiring to vote in favor of the question shall blacken the oval preceding the words "FOR said bonds and tax" and voters desiring to vote against the question shall blacken the oval preceding the words "AGAINST said bonds and tax."

The polling place will be open continuously from 8:00 a.m. to 8:00 p.m. on said date. The voting places for qualified electors of the City the same as the voting places for the statewide general election. The polling places are accessible to individuals with physical mobility limitations.

Qualified electors wishing to vote early, as permitted by law, may do so in person or by requesting a ballot for early voting from the Election Commissioner of Sarpy County, at such Election Commissioner's offices in Papillion, Nebraska, 1261 Golden Gate Drive, Suite 6E, Papillion, Nebraska 68046.

BY ORDER OF THE MAYOR AND CITY COUNCIL OF SAID CITY.

/s/
City Clerk

/s/
Mayor

(SAMPLE BALLOT)
(OFFICIAL BALLOT)
(OFFICIAL BALLOT FOR EARLY VOTING)
BOND ELECTION
CITY OF LA VISTA, NEBRASKA
TUESDAY, NOVEMBER 4, 2008

"Shall the City of La Vista, Nebraska, issue negotiable bonds of said City in the principal amount of not to exceed Seven Million Three Hundred Fifty-five Thousand Dollars (\$7,355,000) for the purpose of demolishing the existing municipal swimming pool located at 7529 S. 85th Street (Lot 13 Park View Heights), constructing an access road and constructing and equipping a municipal aquatic facility to replace the existing swimming pool at said location, said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and City Council, and

"Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of the taxable property in the City sufficient to pay the principal and interest on said bonds as such principal and interest become due?"

FOR said bonds and tax.

AGAINST said bonds and tax.

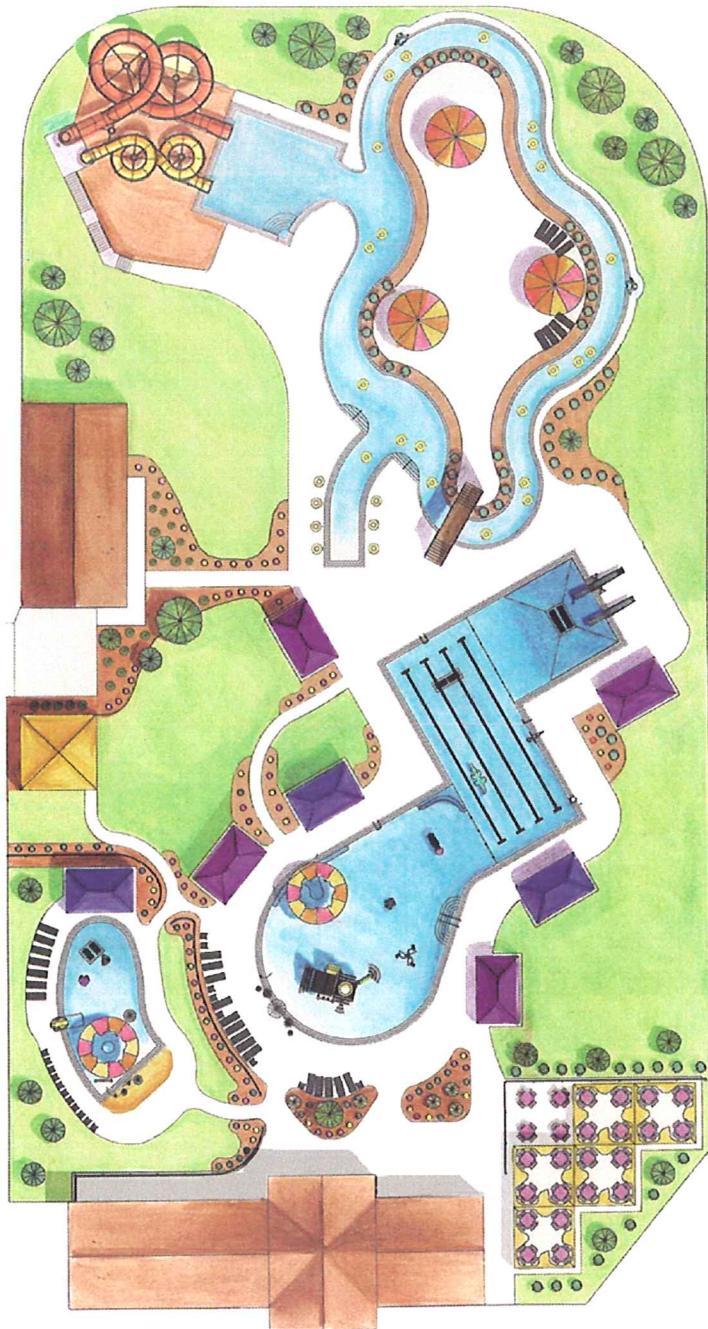
Voters desiring to vote in favor of the question shall blacken the oval preceding the words "FOR said bonds and tax" and voters desiring to vote against the question shall blacken the oval preceding the words "AGAINST said bonds and tax."

Wedding Pool	1,166 S.F.
Shallow Lap-Diving Pool	7,441 S.F.
Lazy River-Plunge Area	5,884 S.F.
Total Water Surface Area	14,471 S.F.
Concrete Deck Area	27,800 S.F.
Grass Deck Area	35,280 S.F.



0 10' 20' 30' 40'

1" = 20'-0"



Layout 1D
Aquatic Center
La Vista, Nebraska
06-12-08





Wading Pool	1,168 S.F.
Shallow-Lap-Diving Pool	7,441 S.F.
Lazy River-Purple Area	5,884 S.F.
Total Water Surface Area	14,471 S.F.
Concrete Deck Area	27,800 S.F.
Grass Deck Area	35,280 S.F.

Layout 1D
Aquatic Center
La Vista, Nebraska
06-12-08



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Note: *This is the information that would be included in an informational brochure provided to educate the public about the upcoming bond issue. It has not been formatted yet.*

City of La Vista
Municipal Aquatic Facility
Informational Brochure

Bond Issue Question

Vote November 4, 2008
Polls Open 8 a.m to 8 p.m.

Wording on the Ballot

"Shall the City of La Vista, Nebraska, issue negotiable bonds of said City in the principal amount of not to exceed Seven Million Three Hundred Fifty-five Thousand Dollars (\$7,355,000) for the purpose of demolishing the existing municipal swimming pool located at 7529 S. 85th Street (Lot 13 Park View Heights), constructing an access road and constructing and equipping a municipal aquatic facility to replace the existing swimming pool at said location, said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and City Council, and

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Does La Vista Need an Aquatic Center?

La Vista's municipal swimming pool was originally built and owned by a private developer in 1962, just two years after the City was incorporated. Later acquired by the City, the pool is a traditional style of pool and has been renovated and rehabilitated numerous times over the past 40+ years.

Over the past several years a number of factors, including frequency and types of repairs, compliance with current standards and codes, and meeting the needs of a growing community, made it evident that the City needed a plan for aquatic services. In the summer of 2005, the City utilized the professional services of Water's Edge Aquatic Design (WEAD), Lenexa, Kansas to review and evaluate the City's existing pool facilities and provide recommendations for improvement. Their study and findings were presented to the City Council in February 2006.

As the Mayor and City Council contemplated moving forward in making decisions regarding the future of the pool, they felt it important to gather information from the community and as a result appointed an ad hoc committee to study the issue.

The Committee met several times to develop the proposed conceptual plan and provided a number of public input opportunities including an open house, focus groups and open meetings with public comment periods. They also considered the results of the recently completed citizen survey. The final result is a plan that will meet the demands of a growing community while providing the amenities that are popular with the residents.

Anticipated Cost to Property Owners

The owner of a home valued at \$150,000 would pay an additional \$91.50 annually. This is based on the City's current valuation and a 20-year debt schedule projected at a 4.5% interest rate.

Facility Location

The City of La Vista owns approximately 7.66 acres where the existing swimming pool is located at 7529 S. 85th Street

Surface Area of Water

Wading Pool	1,166 sf
Shallow/Lap Pool	6,161 sf
Lazy River	4,546 sf
Plunge Pool	1,318 sf
Diving Pool	1,280 sf
Total	14,471 sf

Maximum Patron Load 1,480

Estimated Annual Operating Expense \$343,000

Project Cost \$7.2 million

Anticipated Admission Fees in 2010

	Daily		Summer Season Pass	
	Resident	Non-Resident	Resident	Non-Resident
Adult	\$5.25	\$8.00	\$90.00	\$140.00
Youth (under 18)	\$4.25	\$6.00	\$80.00	\$120.00
Senior (55+)	\$4.25	\$6.00	\$80.00	\$120.00
Family (6)			\$185.00	\$280.00
Each additional			\$20.00	

*Reduced rates available for families who qualify for federally assisted lunch program.

Program Components

Wading Pool

- Splash area
- Sun shades
- Play Structure/toddler slide

Lap & Recreation Pool

- Zero-depth splash area
- Sun shade
- Play feature
- Floatables
- Diving boards (1 & 3 meter)

Lazy River — 420 ft. in length

Water Slides

Shade and turf areas

Support Facilities

- Concessions
- Party shelter
- Locker rooms
- Parking Lot (225 stalls)

Access to the Facility

Access to the new facility would be primarily from 84th Street. The project cost includes an access drive and right turn lane to be constructed at 84th & Summer Drive.

When would the new Aquatic Facility open?

If the voters elect to build a new facility, it is anticipated that construction would begin immediately following the close of the 2009 swimming season with a goal of opening the new pool in the summer of 2010.

Voter Registration/Absentee Ballots:

If you're unable to make it to the polls, absentee ballots may be requested from the Sarpy County Election Commissioner's office. Request forms and voter registration forms are available online at www.sarpy.com. Information regarding absentee ballots voter registration deadlines can also be found on this website.

Additional information to include:

- Conceptual Plan
- Pictures of Amenities
- Site layout