

# MINUTE RECORD

No. 729—REDFIELD & COMPANY, INC., OMAHA

## LA VISTA CITY COUNCIL MEETING July 27, 2011

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on July 27, 2011. Present were Councilmembers: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck and Gowan. Also in attendance were City Attorney McKeon, City Administrator Gunn, City Clerk Buethe, Police Chief Lausten, Community Development Director Birch, Public Works Director Soucie, and Recreation Director Stopak.

A notice of the meeting was given in advance thereof by publication in the Times on July 21, 2011. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the meeting to order and led the audience in the pledge of allegiance.

### **A. PRESENTATION – SWIMMING POOL – WATERS EDGE AND CITY STAFF**

City Administrator Gunn gave an introduction to the presentation stating that, during the Strategic Planning Session in March, Councilmembers talked about the pool and gave Staff direction to go back and see what could be done for five million dollars. Public Works Director Soucie and Recreation Director Stopak headed up a committee to look into this and make this presentation tonight.

Public Works Director Soucie thanked the members of the committee and other city staff for their help putting the information together for presentation at this meeting. Soucie gave an overview of the issues regarding the pool which would be covered.

Soucie stated that the site location was looked at and they strongly feel that the current site of the existing pool is the best place for a new pool. Looking at the housing in La Vista, this sets central to the majority of residential housing. There is currently a lot of foot traffic to the existing pool from the neighborhoods. This property is already owned by the city eliminating the cost to purchase a large amount of land to construct a new pool. This site gives visibility on 84<sup>th</sup> street. Soucie also stated that this area connects in well with the trails system.

City Engineer Kottmann stated that the proposed site would encompass the current pool ground along with Kelly Park. The proposed 84<sup>th</sup> Street underpass which is in the 84<sup>th</sup> Street Vision plan was not included in this project as the committee doesn't want to specifically design this until the 84<sup>th</sup> Street Vision plan begins. This underpass would be between Summer Drive and Thompson Creek and would fit in that area with the swimming pool. The access to the new facility would be from 87<sup>th</sup> street at the northwest corner of the property and a second access would be from 84<sup>th</sup> Street at Summer Drive.

Kottmann stated that in the summer of 2008 the study of access off 87<sup>th</sup> and off 84<sup>th</sup> at Summer Drive indicated 137 trips on 87<sup>th</sup> in the morning peak time and 118 trips during the afternoon peak time on 87<sup>th</sup> Street. With a second exit off 84<sup>th</sup> and Summer Drive the study indicated 7 to 8 vehicles on 87<sup>th</sup> in the morning peak and the same during the afternoon peak.

Kottmann stated the conclusion and recommendation of the committee was to have the second access on summer drive as it creates better vehicle access, better emergency access, and fits in with the redevelopment on 84<sup>th</sup> Street.

Councilmember Sheehan asked if there are already 2 means of access to the pool now. Kottmann stated that with this plan 85<sup>th</sup> street would only access the equipment buildings. Councilmembers Sell and Carlisle stated that there is 1 access to the pool and 1 access to Kelly Park currently.

Craig Roy with Water's Edge Aquatic Design gave an overview of the 2 layouts which the committee ended up with. In Layout 1 Roy went through the features in this pool design which included a wading pool, shallow play area, lap area, diving area, plunge area, two water slides, grassy areas, the lazy river, sunshades, spray features, flotation features, filter building, grass deck area, rental shelter, admissions/bathhouse, concessions, and tables.

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Mr. Roy presented Layout 2 which is the five million dollar pool and in order to reduce the cost the committee took Layout 1 and removed the separate wading pool, diving area, one slide, lazy river, some sunshades, rental shelter and some concession tables. This layout would have about twice the water as the current pool.

Mr. Roy gave comparisons of the construction costs of the layouts stating that Layout 1 would be approximately \$7.65 million and Layout 2 would be approximately \$4.92 million. The Summer Drive access which is being recommended by the committee would be an additional \$658,000.00 for either layout.

Councilmember Crawford inquired as to whether the diving area is popular. Recreation Director Stopak stated that regulations on depth caused the removal of the 2 diving boards from the city pool about 5 or 6 years ago.

Mr. Roy went through operating costs, revenue, and attendance projection information and explained how his firm came to the estimates in the handout which required some assumptions on their part. The handout included expense projections for each layout showing projected expenses for layout 1 at \$361,900.00 or \$25.01 per square foot of water surface (14,471 s.f.); and for layout 2 \$211,800.00 or \$21.23 per square foot of water surface (9,974 s.f.). The handout also included membership and attendance projections with a yearly attendance for layout 1 at 70,751 and for layout 2 38,759. Comparison costs with other pools of cities similar in population size showed a cost per person of \$5.12 and revenue per person of 5.84. Participation rates of pools in other cities close to a metro area such as Papillion showed 4.5% of community used the pool on any given day while 1.8% used the pool that were in a 3 mile radius of the city and .6% used the pool that were in a 5 miles radius of the city. Roy gave expense and revenue projections using the 2000 Census and the 2010 Census. Mayor Kindig asked if the revenues factor in concessions. Roy stated that they do. The net profit is about \$.50 per person or a net profit of about \$26,000.00 per the 2010 Census. Mayor Kindig asked if this is based on the larger pool. Roy stated that it is based on a pool of the correct size for the community. Roy showed a population graph for 2000 and 2010 showing square foot per person in 12,000 s.f. of water and 14,000 s.f. of water.

Public Works Director Soucie stated that the recommendation of the committee is to go with layout 1 plus the entrance from 84<sup>th</sup> Street. The location is good as with the potential underpass there is plenty of buffer area so the facility could stay open during the construction of the underpass. Keeping the facility to the east end of the property will lessen resident concerns regarding noise from pool patrons. Having the Summer Drive access will alleviate concerns with traffic. The trail will run by the swimming pool on the south side of Thompson Creek. Councilmember Ronan asked if the entrance from 87<sup>th</sup> Street could be seasonal and closed during the off season. Soucie stated the committee had not looked at that but it is a possibility if you close at both ends so you don't create a dead end. Councilmember Quick asked about the parking lot being a skating rink in the winter. Soucie said that is a possibility. Councilmember Carlisle asked if the signalization at Summer Drive is in the cost of the access off 84<sup>th</sup>. Soucie stated it is. Councilmember Sheehan asked if additional property would need to be purchased for the access from 84<sup>th</sup>. Soucie stated that it would and that is included in the price also.

Soucie worked with Finance Director Lindberg to put together the tax impact on a homeowner. The impact would be lower than in 2008 due to lower bond costs.

Soucie worked with City Clerk Buethe to prepare options for a ballot issue, whether it is a special election in November 2011 or part of the primary election in May 2012.

Councilmember Crawford asked Councilmember Sell if he thought there would be enough time to publicize and get the word out to explain the bond issue. Councilmember Sell stated it would have to be put together quickly.

Councilmember Carlisle asked how soon the information would need to be to the Election Commissioner. Soucie stated it would have to be there at least 50 days prior to the election. Councilmember Sell asked if special elections are by mail. Soucie stated they are – ballots are sent to every registered voter in La Vista.

Councilmember Sheehan asked who is going to promote or sell this. Soucie stated that an ad hoc committee was put together last time. City Administrator Gunn stated that the committee was not charged with determining the promotion or cost for ads, etc.

Councilmember Gowan asked Recreation Director Stopak if, in his professional opinion, the way to go would be with layout 1. Stopak stated that it definitely would be as it meets the needs of the future and continued growth.

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Councilmember Carlisle asked if the slides are the first thing you would see coming in from the north on 84<sup>th</sup>. Mr. Roy stated that it would be. Councilmember Crawford asked if the height of the slides would be about 20 to 25 feet and Roy stated they would be. Councilmember Carlisle asked if the slides will show above 84<sup>th</sup> Street and Soucie stated they probably would not but might be even with the street.

Councilmember Sheehan asked what property would need to be purchased. Engineer Kottmann stated that a portion of the frontage route and cul-de-sac would be purchased. It is a triangular piece at \$6.00/s.f. for a total of approximately \$90,000.00. Mayor Kindig asked if we could tie into the existing service road someday. Kottmann stated the group had discussed this and felt some minor work could be done in the future to connect into the frontage road.

Mayor Kindig asked if a bus connection might be at the new access at some point in the future and Kottmann said discussion had been held regarding that and it is certainly a possibility.

Mayor Kindig asked for Council direction whether to bring back for discussion and vote or what their desire is.

Councilmember Gowan asked if construction costs have gone up. Mr. Roy stated that since 2008 the costs have gone up but not significantly.

Discussion was held regarding addition and deletion of pool amenities such as diving boards in the layouts presented.

Councilmember Sell stated a pool such as in layout 1 could capture the entire family instead of just the kids. Mr. Roy stated that families stay at this type of facility for hours rather than dropping off kids to swim for a half hour.

Councilmember Carlisle asked if shade structures could go in places other than where shown. Mr. Roy stated that they can be added at any time – not a costly item.

Councilmember Gowan stated that the original pool committee wanted to make this a family place where there were amenities for all age groups. He stated he was pleased this committee reaffirmed the size to accommodate the growth of this community.

Discussion was held regarding the small slides at the current pool and the need for the wading pool at a new facility.

Councilmember Gowan asked if the distance to yards behind homes on 87<sup>th</sup> Street was at least 75 yards away from the pool facility. Soucie stated that it would be more than 75 yards and there will also be berms and tree planting for a buffer.

Councilmember Carlisle asked if the 84<sup>th</sup> Street entrance would alleviate traffic concerns for residents. Soucie stated it would.

Councilmember Gowan asked if the parking lot would be conducive to bus traffic and Soucie said it would.

Discussion was held regarding rates and possible scholarship programs, along with all the uses of the facility at different times of the day.

Council consensus was to bring the pool recommendation to the August 2, 2011 meeting for discussion and a resolution regarding wording for a bond issue.

## COMMENTS FROM THE FLOOR

There were no comments.

## COMMENTS FROM MAYOR AND COUNCIL

There were no comments.

At 7:32 p.m. Councilmember Crawford made a motion to adjourn the meeting. Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck and Gowan. Nays: None. Abstain: None. Absent: None. Motion carried.

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PASSED AND APPROVED THIS 2ND DAY OF AUGUST, 2011

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC  
City Clerk