

City Council

Study Session Agenda

April 14, 2015
Library Conference Room
951 Spruce Street
7:00 PM

- | | | |
|-----------------------|-------------|--|
| 7:00 p.m. | I. | Call to Order |
| 7:00 p.m. – 7:30 p.m. | II. | Discussion – Options after Library Bonds are Retired (Paid Off) |
| 7:30 p.m. – 8:15 p.m. | III. | Discussion – Recreation and Senior Center Expansion and Aquatic Center Options |
| 8:15 p.m. – 8:45 p.m. | IV. | Discussion – City Properties |
| 8:45 p.m. – 8:50 p.m. | V. | City Manager’s Report
a. Advanced Agenda |
| 8:50 p.m. – 8:55 p.m. | VI. | Identification of Future Agenda Items |

SUBJECT: DISCUSSION – OPTIONS AFTER LIBRARY BONDS ARE
RETIRED (PAID OFF)

DATE: APRIL 14, 2015

PRESENTED BY: MALCOLM FLEMING, CITY MANAGER
KEVIN WATSON, FINANCE DIRECTOR

SUMMARY:

Staff now projects that the 2004 General Obligation Library Bonds will be completely paid off by December 1, 2018, five years ahead of the original December 1, 2023 maturity date. This projection is based on the current trend in growth of the City's assessed valuation continuing.

If voters approve a levy of the same amount as the existing Library Bond levy (1.526 mills) to start in 2019 after the Library bonds are paid off, it would maintain the same tax rate and, depending on the term, interest rate, and overall structure of the new bonds, support a new bond issue of approximately \$10 million.

Potential construction projects that could be funded or partially funded with a levy maintaining the same tax rate once the library bonds are paid off or with additional revenues that are not currently in the 2015-2019 CIP include the following:

- Expanded Recreation and Senior Center
- Outdoor Aquatics Facility
- Pedestrian and Bike Connections
- Museum Building/Enhancements
- Expanded Street Resurfacing

The costs to operate and/or maintain some of these facilities would be significant and could require an additional ballot measure asking voters for a tax increase to cover operations and maintenance costs.

If Council wants to put such issues on the 2016 ballot, there would be significant staff and Council work to develop information and conduct public involvement, and costs for related items including polling to determine potential voter support for various options, developing preliminary designs and more accurate cost estimates for potential projects, and potentially other items.

Staff wants to hear Council's perspectives on this matter.

Background

In 2003, Louisville voters approved a \$7,405,000 general obligation bond issue to finance construction of the new library facility and an increase of up to 1.581 mills in the City's mill levy to pay for debt service (principal and interest) on the bonds.

On January 21, 2004, the City issued Limited Tax General Obligation Bonds, Series 2004, in the amount of \$7,405,000, at 2.0% - 4.25%. The initial debt service mill levy was set in 2004 at 1.526 mills and has remained at that level since.

Standard & Poor's Rating Services originally rated these bonds at AA-. Standard & Poor's affirmed this rating on December 12, 2007 and then, on March 23, 2011, raised its rating by one notch to AA. On March 25, 2014, Standard & Poor's again raised its rating by one notch to AA+. Rating agencies analyze numerous factors when setting and reassessing municipal bond ratings. During telephone interviews immediately preceding the two rating increases, Standard & Poor's representatives noted the positive reserve balances in the City's General Fund and Debt Service Fund. The Debt Service Fund was established to account for the revenue from the debt service levy and for the payment of principal and interest on the bonds. The Debt Service Fund has carried a reserve balance of at least one year's debt service since 2009.

Since 2005, annual revenue has exceeded annual expenditures in the Debt Service Fund due to the increase in the City's assessed valuation, the constant levy of 1.526 mills, and the relatively level annual debt service requirements. This resulted in the steady growth of Debt Service reserves. In 2009, the reserves exceeded the annual debt service on the bonds, and in 2010, the reserves exceeded the annual fund revenue. These events were important factors in Standard & Poor's rating upgrades. However, future increases in fund balance were deemed unnecessary and, in 2011, staff began conversations with the Finance Committee regarding the following three options:

1. Begin lowering the debt service mill levy so revenue and expenditures are roughly equivalent and reserves are maintained at approximately one year's annual debt service.
2. Maintain the 1.526 mill levy but, beginning with the 2013 call date, start making advanced calls on the remaining bonds. In other words, on an annual basis, pay down as much principal as possible and pay off the bonds as early as possible without increasing the levy beyond 1.526 mills.
3. Maintain the total 1.526 mill levy and current maturity schedule, but ask the voters to split the levy between debt service (around 1.200 mills) and library operations (the remaining 0.326 mills).

SUBJECT: DISCUSSION – LIBRARY BOND RETIREMENT OPTIONS

DATE: APRIL 14, 2015

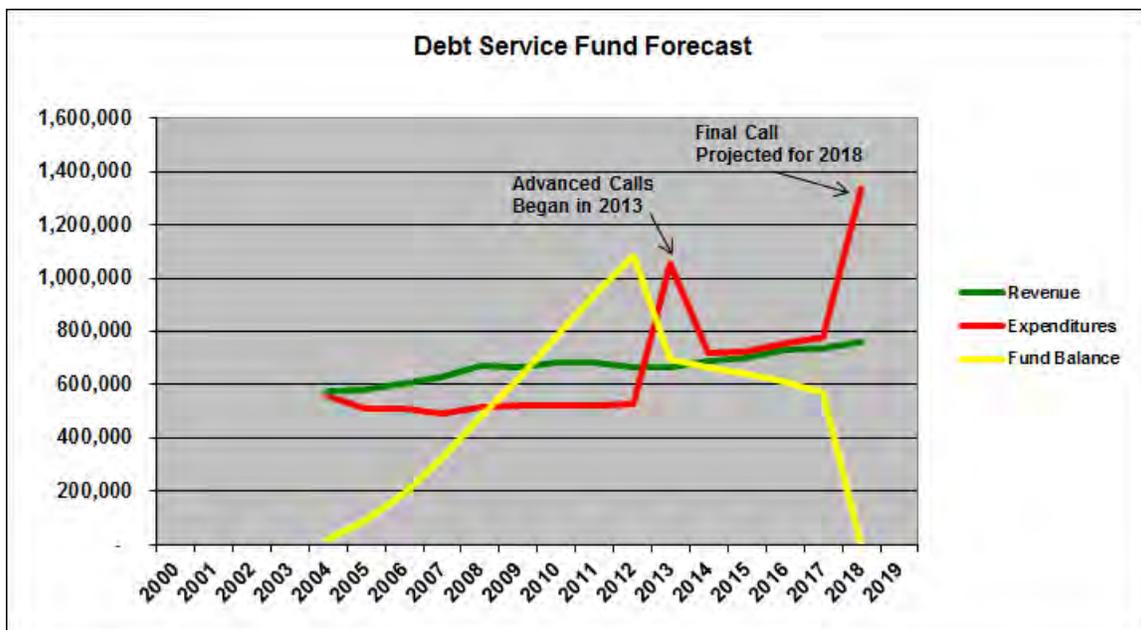
PAGE 3 OF 4

The Finance Committee did not reach a consensus until 2012, when the Committee instructed staff to implement Option #2 above and to begin the advanced calls on December 1, 2013.

On December 1, 2013, in addition to the normally scheduled principal and interest payments, the City redeemed an additional \$520,000 of the 4.25% bonds maturing on December 1, 2023 and \$5,000 of the 4.20% bonds maturing on December 1, 2022. On December 1, 2014, the City redeemed an additional \$215,000 of the 4.20% bonds maturing on December 1, 2022.

Staff now projects the 2004 General Obligation Library Bonds will be completely paid on December 1, 2018, five years ahead of the original December 1, 2023 maturity date. This projection is based on the current trend in growth of the City’s assessed valuation continuing.

The chart below is from the City’s Long-Term Financial Model. It shows a financial history (2004 through 2014) and a financial projection (2015 through 2018) for the Debt Service Fund. The green line represents the fund’s revenue, made up of property tax revenue and interest earnings. The red line represents the fund’s expenditures, which is principal and interest on the bonds and a small amount of miscellaneous fees. The yellow line represents the fund’s reserves, which is the excess of revenue over expenditures on a cumulative basis.



Previous Discussions

In January 2013 the City Council considered financing/bonding options to advance capital improvements. The Council Communication and associated materials from that

SUBJECT: DISCUSSION – LIBRARY BOND RETIREMENT OPTIONS

DATE: APRIL 14, 2015

PAGE 4 OF 4

discussion can be [found on pages 19-56 of this link](#). Potential projects mentioned at that time that could be funded with a levy maintaining the same rate once the library bonds are paid off or with additional revenues that are not currently in the 2015-2019 CIP include the following:

- Expanded Recreation and Senior Center
- Outdoor Aquatics Facility
- Pedestrian and Bike Connections
- Museum Building/Enhancements
- Expanded Street Resurfacing

FISCAL IMPACT:

If voters approve a levy of the same amount as the existing Library Bond levy (1.526 mills) to start in 2019 after the Library bonds are paid off, it would maintain the same tax rate and, depending on the term, interest rate, and overall structure of the new bonds, support a new bond issue of approximately \$10 million. Expanding existing facilities or constructing new facilities would likely increase costs to operate and or maintain the expanded or new facilities and could require an additional ballot measure asking voters for a tax increase to cover operations and maintenance costs. If Council wants to put such issues on the 2016 ballot, there would be significant staff and Council work to develop information and conduct public involvement, and costs for related items including polling to determine potential voter support for various options, developing preliminary designs and more accurate cost estimates for potential projects, and potentially other items.

RECOMMENDATION:

Discussion

ATTACHMENT(S):

None

**SUBJECT: RECREATION AND SENIOR CENTER EXPANSION AND
AQUATIC CENTER OPTIONS**

DATE: APRIL 14, 2015

PRESENTED BY: JOE STEVENS, PARKS AND RECREATION DEPARTMENT

SUMMARY:

Some residents suggest the City should expand the Recreation and Senior Center and build a new swimming pool. The City's Youth Advisory Board and others are also advocating for a new Aquatic Center.

Very preliminary estimates indicate it would cost over \$9 million to renovate and expand the Recreation and Senior Center, and almost \$19 million more to build an Aquatic Center, with the combined cost exceeding \$28 million. To fund either of these projects it would be necessary, as discussed in the Council Communication concerning Options after Library Bonds are Retired, to ask voters to approve a levy to start in 2019 after the Library bonds are paid off. Maintaining the same tax rate as the Library levy would, depending on the term, interest rate, and overall structure of the new bonds, support a new bond issue of approximately \$10 million. Thus, in addition to asking voters to continue the existing level of taxes after the Library bonds are paid off, it would be necessary to ask voters to approve a tax increase above the current level to fund anything more than an expansion of the Recreation and Senior Center. It would also likely be necessary to ask voters for a tax increase to cover the increase in operating costs associated with expanded facilities.

Given this context, staff wants to hear Council Member's perspectives on these possible scenarios:

- **Maintain As-Is:** Continue to operate the Recreation and Senior Center and Memory Square Pool, making necessary repairs to continue the operation for the remainder of the facility's useful life.
- **Remodel/Rebuild As-Is:** Remodel the existing Recreation and Senior Center and rebuild Memory Square Swimming Pool essentially in the current location, with a similar configuration and footprint.
- **Expand and Replace:** Expand the Recreation and Senior Center and construct a new, modern aquatic facility to better serve the entire community.
- **Partner with another jurisdiction** to expand the Recreation and Senior Center and/or build an aquatic facility.

Background.

2015 is the 25th Anniversary of the Louisville Recreation and Senior Center opening. The “Rec Center” has been and continues to be a well-received and well-used hub for exercise, educational and recreational programs, special events and a multi-purpose venue/meeting place. Patrons come from every age group. In 1990, the Recreation Senior Center was a state-of-the-art facility and over the past twenty-five years, City staff has maintained the facility well. While we have done our best to adapt and adjust to growing demands and trends, there is renewed interest in exploring how to expand and update the Center and construct a larger swimming facility.

The health and wellness industry has exploded in Colorado, and Boulder County communities specifically are setting the standard for health and fitness. Colorado continues to have the highest number of municipal recreation centers per capita in the United States. In 1990, growth and demand for fitness equipment was not predicted or planned for, as evidenced by merely walking around the second floor of the Recreation and Senior Center. Also, in the 1990’s, climbing walls, pickle ball and interactive aquatic centers were not incorporated into planning for most recreation centers.

In 1990, Louisville’s population was 12,361, and since that time Louisville’s population has increased to 19,588. In 1995, the Recreation and Senior Center had annual attendance (paid admissions) of 174,316. In 2014, attendance (paid admissions) totaled 268,603. In 2005, resident usage, as a percentage, was 84%. In 2014, resident usage, as a percentage, was 90%. Accompanying this Council Communication is additional information on attendance and trends over the past 25 years, as well as a summary of recreation centers in the area along with year built, square feet and information on recent and planned renovations. It is our understanding that Superior is considering the construction of their first recreation center, and Lafayette is planning to construct a new swimming pool.

According to the adopted Parks, Recreation, Open Space and Trails Master Plan, the Louisville Recreation and Senior Center is one of the best examples in the country of a successful cost-effective facility. However, with time, lifestyle changes and an aging population, the expansion of the Recreation and Senior Center and construction of a new outdoor swimming pool may be warranted.

The 2002 and 2003 Ballot Measures

In 2002, the City engaged the services of an architectural firm and appointed a steering committee to come up with an expansion program for the Rec Center, including a new outdoor swimming pool located on the campus. In the November election that year, the City Council asked voters to approve four different tax measures:

- \$23.1 million in debt financed through a 5.34 mill property tax funding “for the purpose of constructing, expanding, and renovating recreational and cultural

facilities of the City consisting of the Louisville Library, the Louisville Recreation/Senior Center, and outdoor pool facilities...”

- 0.140% Sales and Use Tax generating \$450,000 annually to be used for operating and maintaining recreational and cultural facilities and for any other lawful municipal purpose
- 3.0% Lodging Tax generating \$250,000 annually to be used for operating and maintaining recreational and cultural facilities and for any other lawful municipal purpose
- 0.375% Sales and Use Tax generating \$1.5 million annually to be used for the acquisition, development, construction, operating and maintenance of open space and parks.

Voters in 2002 rejected the first two requests listed above and approved the second two requests. The following year, in the November 2003 election, the City Council asked voters to approve \$7.4 million in debt financed through a 1.581 mill property tax levy for the purpose of constructing a new Library. Voters approved that measure. The ballot questions and the vote tabulations for both of these elections are included in the attachments to this communication.

FISCAL IMPACT:

Very preliminary estimates suggest it would cost over \$9 million to renovate and expand the Recreation and Senior Center, and almost \$19 million more to build an Aquatic Center, with the combined cost exceeding \$28 million. It would also likely be necessary to ask voters for a tax increase to cover the increase in operating costs associated with expanded facilities. These estimates reflect an outdoor aquatic facility with recreational, competitive, lesson and therapeutic components that would also attract enough recreation swimmers to cover direct operating costs over a 90 day season. The elements of this estimate are as follows:

SUBJECT: RECREATION CENTER EXPANSION AND AQUATIC CENTER OPTIONS**DATE: APRIL 14, 2015****PAGE 4 OF 5**

Rec Center Expansion & Water Park Very Preliminary Cost Estimate	
Recreation Center Expansion	
Construction Cost @ \$175/sq.ft. @ 25,000 sq. ft.	\$ 4,375,000
Design Fees (10%)	\$ 437,500
Construction Management (5.5%)	\$ 240,625
Demo/Site Work (15%)	\$ 656,250
Furniture Fixtures & Equipment (5%)	\$ 218,750
	\$ 5,928,125
15% Contingency	\$ 889,219
Subtotal Rec Center Expansion	\$ 6,817,344
Rebuild Existing Indoor Pool (add)	\$ 2,500,000
Subtotal Rec Center Expansion and Pool Rebuild	\$ 9,317,344
Water Park for 200,000 Annual Attendance	
Construction Cost	\$ 12,500,000
Design Fees (10%)	\$ 1,250,000
Construction Management (5.5%)	\$ 687,500
Demo/Site Work (10%)	\$ 1,250,000
Furniture Fixtures & Equipment (5%)	\$ 625,000
	\$ 16,312,500
15% Contingency	\$ 2,446,875
Subtotal Water Park	\$ 18,759,375
Total Rec Center Expansion & Water Park	\$ 28,076,719

The cost to construct and operate an aquatic facility is largely influenced by whether it is recreation, competition, lessons/programs, therapy or a combination of all four components, and whether the facility incorporates a 50 meter swim course and/or a 25 yard competitive element and diving platform/boards. New recreational aquatic facilities incorporate fun features, similar to playground equipment, for children to play and interact with waterslides suitable for multiple age groups from tots to teens and adults; various water depths from zero-depth beach entries to plunge pools or diving areas; and other popular features for all age groups such as lazy rivers and current channels. It is common for aquatic facilities to include more creature comforts for extended stays such as shade areas, lounge chairs, picnic tables, lockers, concession areas and grassy areas. Recreational user groups prefer shallow and warmer water for extended stays and socialization. Competitive swimmers like colder water.

National studies suggest that some aquatic centers are able to cover most or all of their operating costs by charging admission, renting equipment, and selling food, beverages and aquatics related items. Typically, recreational users provide 75% of the revenue generated from aquatic facilities. Competitive programs traditionally generate 3% of the

operating revenue stream, lessons and programs generate 20% and therapy generates approximately 2%, but with an aging population and increased popularity/demand the latter number is projected to grow.

RECOMMENDATION:

Discuss interest and options including these possible scenarios:

- **Maintain As-Is:** Continue to operate the Recreation and Senior Center and Memory Square Pool, making necessary repairs to continue the operation for the remainder of the facility's useful life.
- **Remodel/Rebuild As-Is:** Remodel the existing Recreation and Senior Center and rebuild Memory Square Swimming Pool essentially in the current location, with a similar configuration and footprint.
- **Expand and Replace:** Expand the Recreation and Senior Center and construct a new, modern aquatic facility to better serve the entire community.
- **Partner with another jurisdiction** to expand the Recreation and Senior Center and/or build an aquatic facility.

ATTACHMENTS:

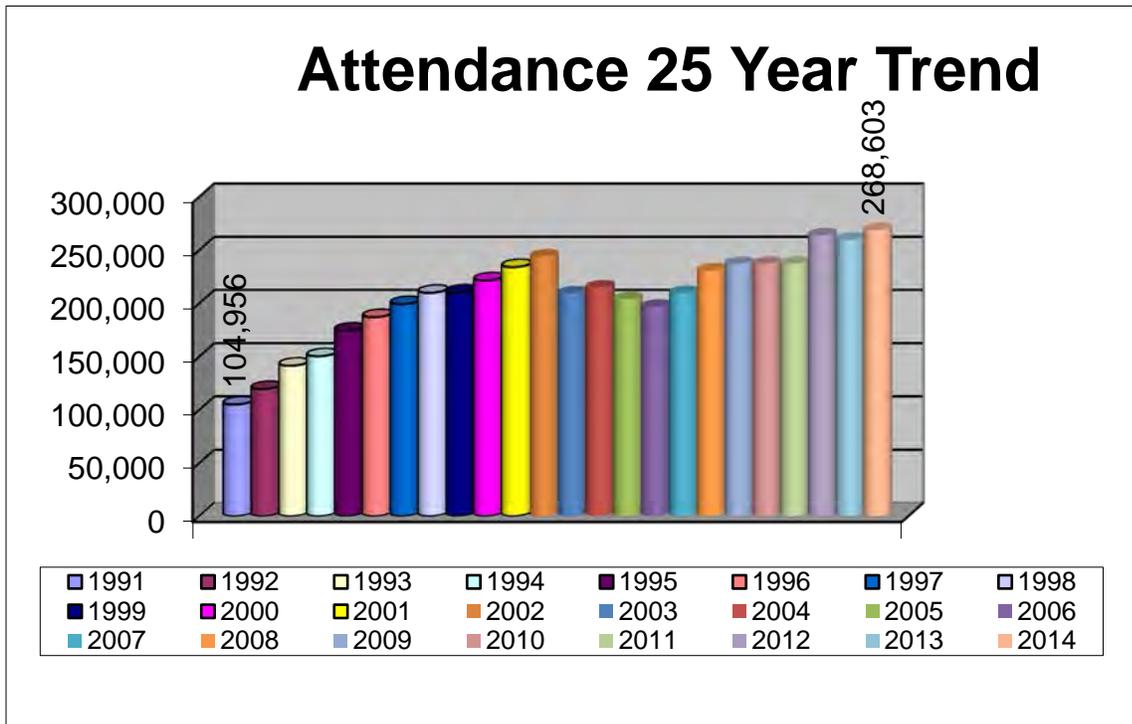
1. Snapshot of Comparable Recreation Centers in Our Area
2. Recreation Senior Center Attendance Summary
3. Resident and Non-Resident Trends
4. Recreation Senior Center Fee History
5. In their own words (2 letters)
6. 2002 Special Election Results
7. 2003 Election Results

SNAPSHOT OF COMPARABLE RECREATION CENTERS IN OUR AREA

City	Facility Name	Year Built	Current Square Feet	Recent & Planned Renovations/Expansions
LOUISVILLE	Louisville Recreation & Senior Center	1990	57,400 sq. ft.	Annual renovations and updates.
LAFAYETTE	Bob L. Berger Recreation Center	1990	49,500 (including most recent renovation)	2009 – 3,500 sq. ft. expansion – added program space, family locker rooms and expanded office space 2010 & 2013 – outdoor hot tub expansion, indoor spa area ADA remodel 2014 & 2015 – 1,500 sq. feet second floor addition for spin studio, cardio equipment room and functional fitness area; elevator for ADA compliance. 2014 voter approved funding for upgrades including a 30-foot tower with two water slides, a zero-depth-entry splash pool with an interactive play area and a new 3,800-square-foot entrance and bath house building.
ERIE	Erie Community Center	2007	63,000 sq. ft.	None
GOLDEN	Golden Community Center	1994	71,483 sq. ft.	2007 – Major 7,958 sq. ft. addition and renovation costing \$4M (added larger fitness area, new children’s play structure, renovated locker rooms, added family cabanas, reconfigured dance rooms, preschool areas and office areas).
BOULDER	North Boulder Recreation Center	1973	61,656 sq. ft.	Original sq. footage was 34,044 – 2003 - Major Renovation at a \$11.5M cost (See attached)
	South Boulder Recreation Center	1973	33,000 sq. ft.	1999 – Moderate Renovation

Historical Recreation/Senior Center Attendance Summary

The history of 25 years reflects a steady increase from 1991 until 2006 when a dip occurred during less than optimal economic times in the county. Since that time attendance has remained above 200,000.



Recreation Center Fees Over Last 10 Years

Listed below are fees for adult admission including a day pass, 20 visit discount card and annual passes. Rates for 20 visit cards are calculated by offering a discount on the daily admission rate. A \$1.00 discount was offered to residents until 2005 when one drop-in rate was established, with 20 visit passes following that pricing structure. Non resident rates remain for annual passes, which were increased in 2010 for both resident and non residents as the economy recovered and attendance continues to increase with that price structure in place. The daily admission fee also was increased in 2010 to the current rate of \$6.00.

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Day Pass											
	Res	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
	NR	\$ 6.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
20 Visit Cards											
	Res	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90
	NR	\$ 99	\$ 80	\$ 80	\$ 80	\$ 80	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90
Annuals											
	Res	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 420	\$ 420	\$ 420	\$ 420	\$ 420
	NR	\$ 495	\$ 421	\$ 421	\$ 421	\$ 421	\$ 480	\$ 480	\$ 480	\$ 480	\$ 480

Louisville Population

The population of Louisville has increased 63% since the recreation/senior center was opened in 1990. The expected population is projected to max out at 23,000. The opportunity for expansion will help meet the needs of the expanded community as well as the expanded business community.

<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2013</u>	
5,593	12,361	18,937	19,379	19,588	Increase since Recreation Center opened 63%

2002 Ballot information

Attached is a summary of the 2002 ballot issues.

Facility Priorities

A quick survey of staff and guests has resulted in the following list of facility expansion priorities (We of course reserve the right to change our minds):

- Increased and dedicated space for cardiovascular equipment
- A functional fitness space
- Dedicated room for spinning and/or yoga
- Designated space for a senior lobby and senior game room
- Increased parking
- Family changing rooms

- Increased space in the senior kitchen
- More large multi-use rooms
- Increased indoor pool space(lap lanes, diving well, zero depth entry)
- Increased gymnasium space
- Add a 2nd floor restroom

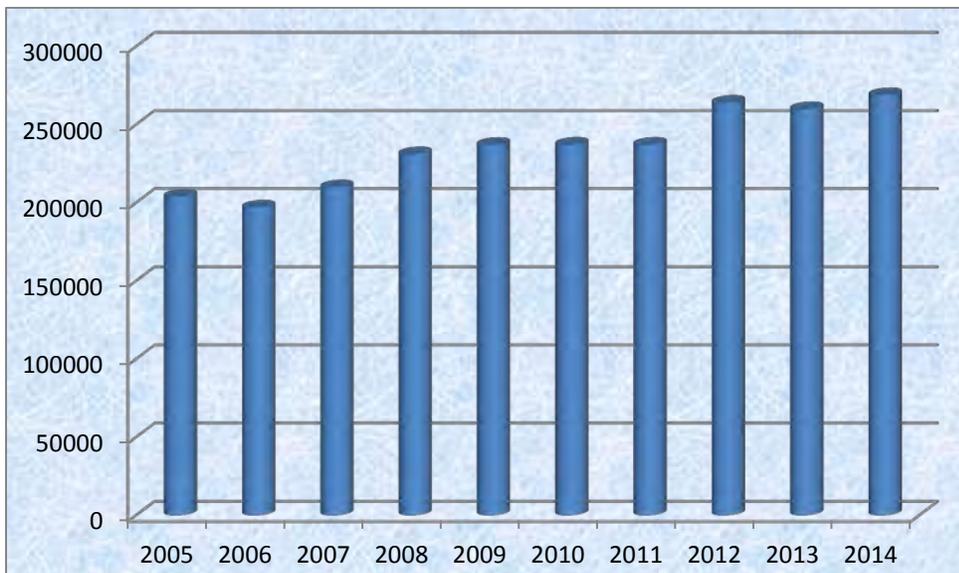
Resident and Non Resident attendance Percent of Visits Last 10 years

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
20 visit pass	Res.	81.60	77.39	75.65	75.12	74.24	73.23	71.93	73.53	73.98	76.36
	NR	18.40	21.61	24.35	24.88	25.76	26.77	28.07	26.47	26.02	23.64
Annual/Monthly Res		83.88	83.23	80.97	79.98	81.68	81.98	85.85	86.96	89.89	90.2
	NR	16.12	16.77	19.03	20.02	18.32	18.02	14.18	13.04	10.11	9.80

10 Year Attendance Trend

Attendance has seen a progressive move upward, reaching a historic high in 2014. The last 3 years has seen attendance remain above 250,000 paid visit per year.

2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
203,745	196,743	209,615	230,832	236,816	236,945	236,923	263,829	259,662	268,603



Total attendance at the Recreation/Senior Center is defined as a paid admission to the center and does not include any program attendance for those activities held at the recreation center. Paid visits have increased from 50,106 since the opening in June 1990 to 236,945 in 2010. Listed above are attendance figures in 5 year increments. In 2014 the total attendance was 268,603 paid visits. The center has seen an increase of 163,647 when comparing the first full year of operations (1991 totalled 104,956), amounting to a 39% increase in attendance.

Visit type trends have seen users move away from the daily admission fee to an annual or monthly pass which offers unlimited usage, and therefore is the most economical per visit rate if the pass is utilized.

Over the past 10 years the resident usage as a percent has continued to vastly exceed the non resident percent usage. For example, the annual resident percentage was 83.88% in 2005 and increased to 90.20% in 2014. Non resident annual visit percentage has decreased from 18.40% to 9.8%.

When including all possible visit types to the center (total attendance) the resident percentage is 87.90% and 12.10% in 2014. This trend has held steady over the past 10 years.

Attendance By Visit Type

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Daily Admission	22,104	30,504	35,897	29,040	22,154
10/20 Visit Cards	5,736	48,982	86,807	61,490	55,752
Annual/Monthly	<u>22,266</u>	<u>94,830</u>	<u>98,775</u>	<u>113,215</u>	<u>159,039</u>
Totals	50,106	174,316	221,479	203,745	236,945

Percentage Attendance by Visit type

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Daily Admission	44%	17%	16%	14%	9%
10/20 Visit Cards	11%	28%	39%	30%	24%
Annual/Monthly	45%	55%	45%	56%	67%

Recreation Center Fees History

		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Daily Admission Adult	Res	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 4.00	\$ 4.25	\$ 4.25	\$ 4.00	\$ 4.00
	NR	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 3.50	\$ 5.00	\$ 5.25	\$ 5.25	\$ 5.00	\$ 5.00
20 Visit Cards	Res	\$ 48.00	\$ 48.00	\$ 48.00	\$ 48.00	\$ 48.00	\$ 53.00	\$ 55.00	\$ 57.00	\$ 59.00	\$ 61.00
	NR	\$ 48.00	\$ 48.00	\$ 48.00	\$ 48.00	\$ 48.00	\$ 66.00	\$ 69.00	\$ 71.00	\$ 75.00	\$ 77.00
Annuals	Res	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 303.00	\$ 314.00	\$ 325.00	\$ 336.00	\$ 342.00
	NR	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 378.00	\$ 391.00	\$ 405.00	\$ 420.00	\$ 432.00

		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Daily Admission Adult	Res	\$ 4.00	\$ 4.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 6.00
	NR	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 6.00	\$ 6.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 6.00
20 Visit Cards	Res	\$ 63.00	\$ 66.00	\$ 75.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 90.00
	NR	\$ 79.00	\$ 83.00	\$ 90.00	\$ 110.00	\$ 99.00	\$ 99.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 90.00
Annuals	Res	\$ 351.00	\$ 369.00	\$ 387.00	\$ 398.00	\$ 396.00	\$ 396.00	\$ 396.00	\$ 396.00	\$ 396.00	\$ 396.00	\$ 420.00
	NR	\$ 444.00	\$ 468.00	\$ 489.00	\$ 555.00	\$ 555.00	\$ 495.00	\$ 421.00	\$ 421.00	\$ 421.00	\$ 421.00	\$ 480.00

		2011	2012	2013	2014
Daily Admission Adult	Res	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
	NR	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
20 Visit Cards	Res	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00
	NR	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00
Annuals	Res	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00
	NR	\$ 480.00	\$ 480.00	\$ 480.00	\$ 480.00

Kathy Martin
Recreation and Senior Services
Superintendent
March 21, 2015

Dear Kathy,

I have taught fitness classes since 1996, I also handle the Weight Room Orientations and Personal Training for the Louisville Recreation Center. My expertise is in Older Adult Fitness/ Silver Sneakers.

Over the years the attendance has increased substantially at the Rec. Center as well as the classes I teach. As a trainer my first objective is safety for the clients.

Working with the Older Adults another part of Their well-being is getting them out moving as well as their socialization

This last year it has been increasingly difficult to handle. My Monday and Wednesday 10:30 am Silver Sneakers Classic class is at capacity. A number of times I have had to turn people away. This creates numerous problems.

1. The Fit Zone does not have enough room with the increased attendance and all the extras in the room. It sometimes makes for an unsafe place.
2. Seniors come early to make sure they can get into class and have their seat. However it creates congestions in the Circuit Weight Room.
3. Makes it hard for the prior class to exit the Fit Zone.
4. Just recently my 8am Silver Sneaker Cardio class has become full and we have to move bikes for enough room. Moving the bikes brings more problems.

I also teach a Building Flexibility and Strength class for Older Adults. This class has also been full which I teach down in the Crown room. We give up my class over the summer for the Summer Camp for Kids. Just now my class has pleaded with me to not cancel because taking the whole summer off makes it hard to be off that long.

I appreciate your consideration for improving the customer experience and safety.

Respectfully,

Donna Parker



April 1, 2015

Dear Louisville City Council,

I became aware of the value of The Louisville Recreation/Senior Center shortly after my third back surgery. My Neuro Surgeon recommended that I do deep water aerobics. This was a totally a new experience for me that I found very helpful in my recovery as well as my total wellbeing. The pool was great; the staff was welcoming and helpful. I became addicted to the center; soon I became certified and have been teaching water aerobics for the past 9 years. While the facility is nice, it is often shared by competing interests: the lap swimmers need the pool water cold and they want lanes for their exercise, and the aerobics people need more room (as class sizes get larger with 20 or more participants) and enjoy a bit warmer water temp. Families wanting to enjoy the pool are often not allowed in because of scheduled classes.

I have enjoyed taking other exercise classes offered at the Rec/Sr center, However, there are just is not enough rooms to accommodate all the activities. It seems impossible to manage space for child activities and adult activities; i.e.: the seniors use a room twice a week for an exercise program that is lost to them in the summer because of the summer camp for the kids.

People are exercising in the halls because there is no other place for them to work out. Equipment is moved in and out of exercise rooms to accommodate different exercise disciplines,

I enjoy watching the kids and their moms working their way through the halls on the way to their special classes, but it is hard to get by when they block the halls waiting to get into their room as another class ends.

The parking facility is being stretched to capacity. Whenever there is a special event, people park their cars on Via Appia...not very safe.

These are great problems to have, it means that the community is growing and more people are discovering the benefits for their health and fellowship in a warm welcoming environment.

People from surrounding communities come here “because it’s friendlier” Let’s keep the Louisville Recreation/Senior Center “the place to go”.

Richard Cohen
169 S, Washington Ave
Louisville, CO 80027

**COORDINATED MAIL BALLOT ELECTION
STATEMENT AND CERTIFICATE OF DETERMINATION
OF A SPECIAL ELECTION HELD IN LOUISVILLE, COLORADO
ON TUESDAY, NOVEMBER 5, 2002**

BALLOT ISSUE 2A

SHALL CITY OF LOUISVILLE DEBT BE INCREASED \$23,100,000, WITH A REPAYMENT COST OF \$39,500,000, AND SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$1,975,800 ANNUALLY, OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO PAY SUCH DEBT; SUCH DEBT AND TAXES TO BE FOR THE PURPOSE OF CONSTRUCTING, EXPANDING, AND RENOVATING RECREATIONAL AND CULTURAL FACILITIES OF THE CITY CONSISTING OF THE LOUISVILLE LIBRARY, THE LOUISVILLE RECREATION/SENIOR CENTER, AND OUTDOOR POOL FACILITIES, TO INCLUDE ALL NECESSARY LAND, EQUIPMENT, FURNISHINGS, IMPROVEMENTS AND INCIDENTALS FOR SUCH FACILITIES; SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF BONDS OR BONDS ISSUED TO REFUND SUCH BONDS; SUCH TAXES TO CONSIST OF AN ADDITIONAL AD VALOREM PROPERTY TAX MILL LEVY NOT TO EXCEED 5.340 MILLS BEGINNING JANUARY 1, 2003 AND CONTINUING FOR TWENTY YEARS THEREAFTER FOR THE PURPOSE OF REPAYMENT OF SUCH DEBT; SUCH BONDS TO BE SOLD IN ONE SERIES OR MORE IN AN AGGREGATE AMOUNT NOT TO EXCEED THE MAXIMUM AUTHORIZED PRINCIPAL AMOUNT AND REPAYMENT COSTS, ON TERMS AND CONDITIONS AS THE CITY COUNCIL MAY DETERMINE, INCLUDING PROVISIONS FOR THE REDEMPTION OF THE BONDS PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND TAXES, AND ANY INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 3,497
NO 4,165

BALLOT ISSUE 2B

SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$450,000 IN 2003 AND THEN ANNUALLY BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED THEREAFTER FROM THE LEVY OF AN ADDITIONAL SALES AND USE TAX OF 0.140 PERCENT BEGINNING JANUARY 1, 2003 AND CONTINUING THEREAFTER, WITH SUCH TAX TO BE IMPOSED ONLY IF REFERRED MEASURE 2A, REFERRED TO REGISTERED ELECTORS OF THE CITY AT THE NOVEMBER 5, 2002, SPECIAL ELECTION, IS APPROVED BY A MAJORITY OF SUCH ELECTORS; WITH THE NET PROCEEDS OF SUCH SALES AND USE TAX TO BE COLLECTED, RETAINED AND SPENT FOR OPERATING AND MAINTAINING RECREATIONAL AND CULTURAL FACILITIES OF THE CITY AND FOR ANY OTHER LAWFUL MUNICIPAL PURPOSE AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH SALES AND USE TAX AS A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 2,996
NO 4,382

BALLOT ISSUE 2C

SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$250,000 IN 2003 AND THEN ANNUALLY BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED THEREAFTER BY THE IMPOSITION OF AN EXCISE TAX ON THE LEASING OR RENTING OF ANY LODGING LOCATED IN THE CITY AT THE RATE OF THREE PERCENT (3.0%) BEGINNING JANUARY 1, 2003 AND CONTINUING THEREAFTER, WITH THE NET PROCEED OF SUCH TAX TO BE COLLECTED, RETAINED, AND SPENT FOR OPERATING AND MAINTAINING RECREATIONAL AND CULTURAL FACILITIES OF THE CITY AND FOR ANY LAWFUL MUNICIPAL PURPOSE; AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH TAX AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 4,156
NO 3,241

BALLOT ISSUE 2D

SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$1,500,000 IN 2004 AND THEN ANNUALLY BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED THEREAFTER FROM THE CONTINUATION OF THE SALES AND USE TAX OF 0.375 PERCENT BEGINNING JANUARY 1, 2004 AND EXPIRING TEN YEARS AFTER SUCH DATE; WITH THE NET PROCEEDS OF SUCH SALES AND USE TAX TO BE COLLECTED, RETAINED AND SPENT EXCLUSIVELY FOR THE ACQUISITION OF LAND IN AND AROUND THE CITY OF LOUISVILLE FOR OPEN SPACE BUFFER ZONES, TRAILS, WILDLIFE HABITATS, WETLANDS PRESERVATION AND FUTURE PARKS; AND FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF SUCH OPEN SPACE ZONES, TRAILS, WILDLIFE HABITATS, WETLANDS AND PARKS; AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH SALES AND USE TAX AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 4,861
NO 2,789

I, THE UNDERSIGNED CITY CLERK FOR THE CITY OF LOUISVILLE, COLORADO, DO HEREBY CERTIFY THAT I CONDUCTED, IN COORDINATION WITH BOULDER COUNTY, COLORADO, A REGULAR ELECTION ON TUESDAY, THE 5TH DAY OF NOVEMBER, 2002, FOR BALLOT ISSUES 2A; 2B; 2C AND 2D AND THAT THE RESULTS OF THE ELECTION ARE TRUE AND CORRECT, AS SHOWN BY THE BALLOTS CAST IN THE CITY OF LOUISVILLE, COLORADO.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2002.

NANCY VARRA
CITY CLERK, CITY OF LOUISVILLE
STATE OF COLORADO
COUNTY OF BOULDER

**COORDINATED MAIL BALLOT ELECTION
STATEMENT AND CERTIFICATE OF DETERMINATION
OF A REGULAR ELECTION HELD IN LOUISVILLE, COLORADO
ON TUESDAY, NOVEMBER 4, 2003**

CANDIDATES FOR THE OFFICE OF MAYOR, CITY COUNCIL WARD I, II AND III	OF VOTES
<u>Mayor</u>	
Charles L. Sisk	4,105
<u>City Council - Ward I</u>	
Dave Clabots	876
Eva Kosinski	633
<u>City Council - Ward II</u>	
Sheri Marsella	1,191
<u>City Council Ward - III</u>	
Don Brown	1,179
Randy Luallin	370

BALLOT ISSUE 2A

SHALL CITY OF LOUISVILLE TAXES INCREASED \$150,000 IN 2004 AND THEN ANNUALLY BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED THEREAFTER FROM THE CONTINUATION OF THE USE TAX OF 3.0 PERCENT UPON THE PRIVILEGE OF USING OR CONSUMING WITHIN THE CITY CONSTRUCTION AND BUILDING MATERIALS PURCHASED AT RETAIL FOR USE IN CONNECTION WITH RESIDENTIAL CONSTRUCTION OR RESIDENTIAL BUILDING PROJECTS, SUCH USE TAX TO BEGIN JANUARY 1, 2004 AND EXPIRE TEN YEARS AFTER SUCH DATE, WITH THE NET PROCEEDS OF SUCH USE TAX TO BE COLLECTED, RETAINED AND SPENT EXCLUSIVELY FOR PURPOSES DETERMINED BY THE CITY COUNCIL TO FURTHER THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, OR EXPANSION OF CAPITAL FACILITIES, CAPITAL PROJECTS OR EQUIPMENT OWNED BY THE CITY OR THE BOULDER VALLEY SCHOOL DISTRICT RE-2, LOCATED WITHIN THE CITY, AND BENEFITTING YOUTH WITHIN THE COMMUNITY; AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH USE TAX AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 10 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 2,368
NO 3,360

BALLOT ISSUE 2B

SHALL CITY OF LOUISVILLE DEBT BE INCREASED \$7,405,000, WITH A REPAYMENT COST OF \$12,004,020; AND SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$586,400 ANNUALLY, OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY TO PAY SUCH DEBT; SUCH DEBT AND TAXES TO BE FOR THE PURPOSE OF CONSTRUCTING A NEW CITY OF LOUISVILLE LIBRARY, TO INCLUDE ALL NECESSARY LAND, EQUIPMENT, FURNISHINGS, IMPROVEMENTS AND INCIDENTALS FOR SUCH LIBRARY; SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF BONDS OR BONDS ISSUED TO REFUND SUCH BONDS; SUCH TAXES TO CONSIST OF AN ADDITIONAL AD VALOREM PROPERTY TAX MILL LEVY NOT TO EXCEED 1.581 MILLS BEGINNING JANUARY 1, 2004 AND CONTINUING FOR TWENTY YEARS THEREAFTER FOR THE PURPOSE OF REPAYMENT OF SUCH DEBT; SUCH BONDS TO BE SOLD IN ONE SERIES OR MORE IN AN AGGREGATE AMOUNT NOT TO EXCEED THE MAXIMUM AUTHORIZED PRINCIPAL AMOUNT AND REPAYMENT COSTS, ON TERMS AND CONDITIONS AS THE CITY COUNCIL MAY DETERMINE, INCLUDING PROVISIONS FOR THE REDEMPTION OF THE BONDS PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF A PREMIUM; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND TAXES, AND ANY INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES 3,436
NO 2,408

I, THE UNDERSIGNED CITY CLERK FOR THE CITY OF LOUISVILLE, COLORADO, DO HEREBY CERTIFY THAT I CONDUCTED, IN COORDINATION WITH BOULDER COUNTY, COLORADO, A REGULAR ELECTION ON TUESDAY, THE 4TH DAY OF NOVEMBER, 2003, FOR CANDIDATES FOR MUNICIPAL OFFICE AND BALLOT ISSUES 2A AND 2B AND THAT THE RESULTS OF THE ELECTION ARE TRUE AND CORRECT, AS SHOWN BY THE BALLOTS CAST IN THE CITY OF LOUISVILLE, COLORADO.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, 2003.

NANCY VARRA
CITY CLERK, CITY OF LOUISVILLE
STATE OF COLORADO
COUNTY OF BOULDER

SUBJECT: DISCUSSION OF CITY OWNED PROPERTIES

DATE: APRIL 14, 2015

PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT

SUMMARY:

The City owns parcels of land not identified for City use or open space purposes. These properties include:

1. 96th Street Property
2. 712 and 734 CTC Boulevard
3. Existing City Shops property at 1555 Empire Road

Staff would like to discuss these properties and hear Council Member's perspectives on the future use of these properties.

DISCUSSION:

96th Street Property

The City acquired an 11 acre parcel from Cybermedic Inc. (later Colorado Medtech) in 2003 through Ordinance 1411 Series 2003 for the right of way needed to construct the Highway 42/96th Street roadway that crosses over the BNSF Railroad.

Approximately 4 acres of the property purchased for the roadway could be subdivided and sold to an industrial user, as that is the zoning for the property. Some subdivision work would be necessary to prepare it for sale. The property is not identified in the Parks, Recreation, Open Space, and Trails Master Plan (PROST Plan) as open space or public land.

Staff has not found any significant covenants or other impediments that would preclude a sale of the property for industrial uses. We have not researched access to the property from 96th Street and access may need to come from the south through adjacent private parcels.



712 and 734 CTC Boulevard

The City purchased 13.32 acres in the CTC for the new location of the City Services Facility to replace the existing operations on Empire Road. The total cost for the property was \$1,700,000 which was \$2.93 per square foot. The City subdivided the western portion of the property with the City Services PUD into a 4.21 acre parcel (approximately 278 feet x 675 feet). No City uses have been identified for the parcel.

There would be interested parties in the property. CTC is currently seeing significant construction activity. Shovel ready sites are being marketed between \$3.25- \$6.25 per square foot. Recorded sales over the last two years have fallen in the range of \$2.75 – \$3.90 per square foot.



Current City Services Building (1555 Empire Road)

After vacating and cleaning the facility, the current City Services (Shops) Building will be vacant in Spring 2016, or potentially earlier. The 15,000 square foot main building has some needed repairs but could serve an industrial use that fits the zoning of the property. The out buildings are in very poor shape and most likely will need to be demolished, unless a future user can use them in their current state. The back portion of the property will temporarily be used as a staging area for the Waste Water Treatment Plant upgrade project and for drainageway improvements. Once those projects are completed the City doesn't have an identified use.

There is a 100 foot wide strip of property that goes from the city services property, behind Empire Storage and Louisville Glass, and terminates at Highway 42 at the RV sewer hookup location. It is currently used as material storage, but those functions will be moving to the new CTC location.



Lease rates for 'Class A' industrial space, similar to the new construction in the CTC are leasing for \$9 -\$12 per square foot triple net rents. This location would not achieve this type of lease rate because of the condition and layout of the building, but rents between \$6 -\$9 per square foot appear realistic.

RECOMMENDATION:

This memorandum is for discussion purposes. Staff would like City Council discussion about each of the properties to help develop next steps for each of these properties and bring action items at a later date.

ATTACHMENT(S):

1. Staff Presentation

City Property Discussion

Aaron DeJong
Economic Development
April 14, 2015

96th Street Property



96th Street Property



- Purchased in 2003 for realignment of 96th Street
- Southern 4 acres could be a stand alone parcel
- Not open space land
- Property needs to be subdivided
- Access point will need to be determined

CTC Land



CTC Land



- 4.21 acre remaining parcel from City Services Facility purchase in 2013.
- Industrial Zoning
- Significant construction activity in CTC
- Asking Prices \$3.25 - \$6.25 psf
- Recent Sales \$2.75-\$3.90 psf

Current City Services Property



Current City Services Property



- To be vacated Spring 2016
- 15,000 sf main building
 - Several out buildings in very poor condition
- 100 ft wide storage area
- Class A Industrial leasing at \$9-412 psf NNN
- Possible rents between \$6-\$9 psf NNN

City Properties Discussion



Questions?

Comments?

Concerns?