

City Council

Study Session Summary

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

The City Council met in a study session at 7:55 p.m. in the 1st Floor Meeting Room at the Louisville Public Library at 951 Spruce Street, Louisville, Colorado. The following persons were present:

City Council Present: Mayor Bob Muckle
Mayor Pro Tem Hank Dalton
Council member Jay Keany
Council member Chris Leh
Council member Jeff Lipton
Council member Susan Loo
Council member Ashley Stolzmann

Staff Present: Malcolm Fleming, City Manager
Heather Balsler, Deputy City Manager
Aaron DeJong, Economic Development Director
Joe Stevens, Parks & Recreation Director
Kevin Watson, Finance Director
Bridget Bacon, Museum Coordinator
Kathy Martin, Recreation Superintendent
Mandy Perera, Recreation Supervisor II
Julie Seydel, Recreation Manager
Dawn Burgess, Executive Assistant to the City Manager

Call to Order – The meeting was called to order at 7:00 PM by Mayor Muckle.

Discussion – Options after the Library Bonds are Retired

City Manager Fleming said that based on projections, if current trends continue on assessed valuations, the Library bonds will be paid off in December 2018. The concept discussed is what would happen if we asked voters to continue the bonds at the same rate for a different purpose. Potential uses for that money include:

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

Finance Director Watson said the City has kept the tax rate even (steady) during the term of bonds. Revenue derived has increased. Started advanced payment on debt in 2013.

Council member Loo asked why attendance at Rec Center dropped during 2003 – 2007? Recreation Superintendent Kathy Martin said smaller studios opened, other facilities opened. Parks and Recreation Director Stevens speculated that people got tired of waiting for equipment. Council member Lipton noted that, over years, there is fluctuation. We need to be conservative and not overextend ourselves. There are upward and downward, cyclical trends. Council member Stolzmann said it seems favorable to expand the Rec Center to a lot of people. She favors seeing what we want and how much it costs then seeing what it takes to fund it. She wants to make sure people know we aren't using "Library" money to fund Rec Center expansion – that is a misconception some people have.

Council member Dalton said he does not think we should extend this bond. We should end this bond then get voter approval for a new bond. Extending it introduces confusion.

Council member Lipton is concerned about adding streets resurfacing to this list of possible projects. He stated it is not a good idea. It would be a quick fix. He believes the City has a fundamental issue in the budget related to street resurfacing. This is a core service and should be funded by ongoing general fund/capital revenues, not a new capital tax.

Council member Leh said that in the past, there was a division in the community regarding the Library vs. Rec Center.

Council member Loo said she needs a definition of what an aquatics facility is. Everyone has a different idea of what that means. Council member Keany said in the past it was a full size pool, shallow area, not just a pool but mixed use facilities. He would see a community task force (swim team, sports leagues, dolphins, parents of small kids, seniors, etc.) to scope out what needs are. He would support the expansion of the Museum campus and agrees with Council member Dalton that it is not a good idea to mix too many pieces.

Council member Lipton said he is not sure we can do everything to fill every need and every desire in the community. We need outdoor and indoor swimming capacity. The City may not be able to satisfy both.

Director Stevens said the estimate of users per day is high. Difficulty is an outdoor season has higher usage for a 90 day period. It is a great opportunity to expand the facility and upgrade the existing facility. Construction costs are around \$10 million for an outside pool. Double or 3x for indoor. Revenue generator for outdoor pool is food and beverage. If you build a central campus, it can be a destination.

Mayor Muckle said there are other large scale projects citizens may be interested in over the next decade.

Council member Stolzmann said the City needs to redefine the scope and define funding mechanisms.

Council member Leh said the City has done a Parks and Recreation comprehensive master plan. That is a good start.

Finance Director Watson said 2003 sales tax bonds are paid off. We have excess capacity. We could add sales tax bonds and it won't increase taxes. Also, could supplement a property tax bond with a sales tax bond.

Council member Keany said people are requesting a pool but not sure it would be supported by a vote. Mayor Muckle said we need a survey.

Council member Loo would like to see more work done on what we are asking people to pay for. There is not a lot of information in the non-aquatic community on what we are asking for. We need to ask public: if we do this, we can't do this or force a ranking of priorities. Success rate of capital projects tax is to define projects then spend the money on those projects.

How much capacity is in sales tax bond? Finance Director Watson responded that a \$10 million sales tax bond would cost approximately \$750,000 annually.

Discussion – Recreation and Senior Center Expansion and Aquatic Center Options

Parks and Recreation Director Stevens led off a discussion about expanding the Recreation Center and Senior Center and a discussion about an Aquatics Center. Stevens distributed handouts about indoor vs. outdoor swimming pools. He states possible scenarios listed in the packet are just preliminary ideas. Facilities will bring in spectators as well as swimmers so there are a lot of things to consider. An outdoor pool is more efficient from an operating perspective than an indoor pool. Typically, 75% of revenue is generated from recreational swimmers.

Council member Lipton said there is a lot of interest in expansion of the Rec Center and Senior Center. What we have is not serving us well. He believes the Senior Center would be an important item to consider. Seniors are very limited in their facility and we need to consider them.

Public Comments:

I like the idea of a survey. The room does not have the Museum represented.
Likes idea of weighted priorities.

If we can't fund rec center, it may be worth bringing in private entity.

We live in an athletic town. One need that fits is the high school swim team.
Making the high school swim team practice at 5:00 am is not healthy.

Shouldn't be an either or choice. A bond would be for something extra, not
reduce basic services. If we propose a bond, it should be for something new.

If is important to not go back to the past. The community has changed. More
families with kids. Demographic makeup of the community means we need to
address broad needs.

I understand points Council Members made but I think now is an important time –
a lot of kids, we can do something great with this aquatic facility. We can make
an impact while affecting everyone in the city.

I agree that an aquatics facility is a good idea. Poll the tax payers. They are
influenced by their kids.

I have been swimming for 11 years. Getting up early isn't the worst thing. The
bad thing is overcrowding in the lanes.

The amount of people is a lot. There are so many people it is hard to be in the
pool. It is easier for everyone if there is more space.

We need to expand the Rec Center. With regard to swim team, we find there is
not enough space and time. Senior aquatics are full. We have a different
population than the last bond issue, but needs to be defined. Can host state
meets.

Facility – according to Boulder County stats, senior population is growing.
Current Recreation Center is overcrowded and needs an overhaul. Looking at
trends, it is the Senior Center that needs more space. Need a separate space
for school programs, need daycare. Need more family changing areas. Need
low building maintenance, green building.

Overdue for expansion. Not able to accommodate all kids on Dolphins Swim
Team in the summer. 8 kids to a lane. Monarch swim team – it is unfortunate to
have to squeeze kids into lanes in the morning to allow adults to swim. From
Loveland to Arvada there is not a competitive 50m pool.

We need to triage: expansion of Rec Center, lots of seniors, most important
priority is to expand Recreation Center and Senior Center. Then, general

purpose/multi age aquatic center. Would like to see if someone could run a for-profit competitive pool.

Lots of times I can't get on machines. We need to think about age, demographics. Seniors will move out, we will continually have new families. Narrow use of competitive pool. I respect the passion. People from neighboring communities would come to aquatics center. Have good food and beverage.

We forget about athletic kids. We drive to Littleton for soccer and we drive to Boulder for swimming.

Important to break out on the survey competitive swim v. aquatics center to provide clarity.

In terms of funding, what people want, under-represented groups – this has been a good opportunity to understand fault lines. There is a lot of enthusiasm.

Discussion – City Properties

Economic Development Director DeJong led a discussion about several properties the City owns:

- 96th street – 10 acres to realign 96th over the railroad tracks. Would need survey, minor plat if you want to separate it.
- 712 and 734 CTC Boulevard
- Existing City Shops property at 1555 Empire Road

Council member Lipton said we need to take the long view. We should not take short term view to reap short term reward. To sacrifice property may do a disservice to future generations. Money the City would make is minor in the big picture. Leasing may not be inappropriate.

Council member Dalton said when these properties were acquired Louisville was a much smaller town. It is pretty built out – we have all the residents we are going to have. This property is excess.

Council member Stolzmann said we should look at appropriate government uses and private use that people would support. 96th street – open space or future train station. But the other two can't find a use.

There was a discussion of property potential uses.

City Manager's Report

City Manager Fleming reviewed the Advanced Agenda.

Identification of Future Agenda Items

Museum Expansion

Continued look at bond options

Increasing concern about speed of traffic on McCaslin and speed in general

Adjourn – 9:24 pm
Submitted by – Dawn Burgess
April 15, 2015