

Council Business Meeting

December 17, 2019

Agenda Item	APRC Revenue Bond Approval and CIP Amendment	
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SUMMARY

Ashland Parks and Recreation Commission (APRC) is requesting approval to seek a \$2,900,000 Revenue Bond to be used for the Daniel Meyer Pool (DMP) rebuild, dedicated Pickleball Courts and the resurfacing of the Hunter Park Tennis Courts. This bond will be secured using the Ashland Parks and Recreation portion of the Food and Beverage Tax revenue, which is 25% of the total Food and Beverage Tax collected.

APRC approved the funding for a replacement of the DMP for \$2,600,000 on October 28, 2019 and the Commissioners approved the funding of dedicated Pickleball Courts (\$150,000) and the resurfacing of the Hunter Park Tennis Courts (\$150,000) totaling \$300,000 on November 18, 2019.

Approval is also being requested to amend the approved CIP for the DMP rebuild. Construction funds for this project are allocated to be spent in FY21-22. Due to the current condition of the pool, APRC is requesting construction funds to be allocated for the FY20-21 fiscal year instead.

POLICIES, PLANS & GOALS SUPPORTED

APRC Commission Goals 2019-21 Biennium

Goal 5: Improve public aquatic recreation and competitive options in Ashland consistent with the finding and recommendations of the Pool Ad Committee and ensure the continuous operation of an adequate recreational pool in Ashland during the summer months at a minimum, until construction begins on a new pool.

Goal 8: Explore suitable locations and build a pickleball facility within the APRC system, including the Oak Knoll Golf Course, and implement the installation of up to eight new pickleball courts with consideration for lighting and fencing.

PREVIOUS COUNCIL ACTION

The DMP and dedicated Pickleball Courts projects were approved in the 2019-21 Biennial budget process as a CIP (Capital Improvement Project) for Parks.

APRC approved the preliminary site plan for the pool replacement (September 2019) and the funding of the new pool (October 2019), using Food and Beverage Tax revenue.

BACKGROUND AND ADDITIONAL INFORMATION

APRC formed a Pool Ad-Hoc Committee (the "PAHC") to review options for the Daniel Meyer Pool. The formation of this committee was predicated on a perceived need for a new community pool by the APRC and the City. The PAHC met several times and formed a recommendation for the replacement of the Daniel Meyer Pool, which was subsequently approved by APRC. This staff report is intended to provide information to the City Council on the implementation process for a new pool.

The PAHC met monthly over the course of a year completing a needs analysis survey and two public listening sessions giving community members opportunities to express their needs for aquatics in Ashland. The PAHC analyzed properties throughout Ashland that could potentially serve as locations for new aquatic facilities. During the PAHC process, the Pool facility continued to rapidly deteriorate causing a premature closure to the 2019 summer

season due to hazards created by the failing pool surface. The committee has reviewed all feasible options and developed recommendations that aim to quickly resolve the need for an adequate aquatic facility in Ashland.

REVIEW OF APPROVED RECOMMENDATION of the PAHC:

The Daniel Meyer Pool is overused and in constant need of repair. The pool was built in 1986 with the intent that it would serve as a seasonal community pool; open just a few months per year for swim lessons, recreation swimming and casual lap swimming. The actual use is much more intensive. The pool is open year-round, it is used for competitive sports training and serves a population much larger than what was intended. In reality, the current 25 yard by 15-yard pool is being used as if it were twice the size.

Based on the current state of the Pool and the current demand for use, the PAHC recommended the following as their “primary recommendation:”

1. DMP be replaced with a new 25-yard x 25-meter outdoor community pool, including an attached recreation/therapy alcove, to be located at the current DMP site in Hunter Park
2. Immediate action to plan, design, and construct a new swimming pool supporting the identified aquatic needs of the Ashland community and PAHC Final Recommendations document (attached)
3. APRC address the funding requirements for meeting the Committee’s recommendations in the most appropriate and expedient manner possible
4. APRC to seek out non-profit organizations and partners to support the funding and implementation of strategies to improve aquatics in Ashland
5. APRC consider supplemental recommendations detailed in the PAHC Final Recommendations document

APRC approved the recommendations at their September 2019 business meeting.

CIP Project Amendment

The Capital expenditure for this project was approved at \$4,000,000. Design was estimated at \$115,000 in FY19-20 and construction was estimated at \$3,885,000 for FY2021-22 (this figure included a cover on the pool). Parks is requesting a revenue bond in the amount of \$2,600,000 for the construction of a new pool. For design and construction, the new project estimate is \$2,715,000. Parks is no longer seeking a cover for the pool, thus the decrease in requested funds.

Revenue Bond

Parks receives 25% of Food and Beverage tax collected by the City for purposes of acquisition, planning, development, repair and rehabilitation of City parks per adopted plans of the Commission.

Parks Food and Beverage Tax income is projected to be at least \$750,000 per year in 2019 and 2020. APRC has used these funds to secure revenue bonds to complete several large projects through the parks system, including Garfield Park and several Lithia Park projects. APRC also used these funds to acquire new properties, like the recent purchase of the Hitt Road Property and the Briscoe School Park.

A list of recent larger projects funded by Food and Beverage Tax revenue is listed below:

- 2014: Ice Rink Cover: \$289,500
- 2014: Calle Guanajuato: \$500,000 (revenue bond)
- 2015: Ashland Creek Park: \$500,000
- 2016: Garfield Park Water Play and Park Renovation: \$850,000 (revenue bond)
- 2016: Hitt Road Open Space: \$360,000 (45.79 acres)
- 2017: Mace Property Purchase: \$380,000 (11ac)
- 2018: Briscoe Park: \$500,000

APRC has three current revenue bonds in place that are secured by the Food and Beverage Tax. Those are the Calle resurfacing project, Garfield Park improvements and the purchase of Briscoe School. All told, the current encumbrances on the tax income are about \$190,000 per year. The bond payment amounts, and durations of the bonds are detailed in the chart below.

	Calle	Garfield	Briscoe	TOTAL
2020	\$ 36,581.26	\$ 98,239.60	\$ 50,000.00	\$ 184,820.86
2021	\$ 40,931.26	\$ 98,363.40	\$ 50,000.00	\$ 189,294.66
2022	\$ 40,231.26	\$ 97,455.40	\$ 50,000.00	\$ 187,686.66
2023	\$ 39,531.26	\$ 97,515.60	\$ 50,000.00	\$ 187,046.86
2024	\$ 38,831.26	\$ 97,533.40	\$ 50,000.00	\$ 186,364.66
2025	\$ 38,109.38	\$ 48,508.80	\$ 50,000.00	\$ 136,618.18
2026	\$ 37,343.75		\$ 50,000.00	\$ 87,343.75
2027	\$ 41,475.00		\$ 50,000.00	\$ 91,475.00
2028	\$ 40,500.00			\$ 40,500.00
2029				\$ -
2030				\$ -

FISCAL IMPACTS

Parks has projected Food and Beverage Tax income of \$750,000 per year. Actual income for FY19 was \$803,844 and FY18 was \$758,100. A revenue bond for \$2,900,000 at 2% interest for 10 years would have payments of approximately \$325,000 per year.

The current encumbrances on the tax funds are about 25% of the anticipated income. By leveraging the Food and Beverage Tax to fund the capital costs of the new pool, pickleball courts and tennis court resurface, the tax encumbrance would increase to about 68%.

	Calle	Garfield	Briscoe	Pool	TOTAL
2020	\$ 36,581.26	\$ 98,239.60	\$ 50,000.00		\$ 184,820.86
2021	\$ 40,931.26	\$ 98,363.40	\$ 50,000.00	\$ 325,000.00	\$ 514,294.66
2022	\$ 40,231.26	\$ 97,455.40	\$ 50,000.00	\$ 325,000.00	\$ 512,686.66
2023	\$ 39,531.26	\$ 97,515.60	\$ 50,000.00	\$ 325,000.00	\$ 512,046.86
2024	\$ 38,831.26	\$ 97,533.40	\$ 50,000.00	\$ 325,000.00	\$ 511,364.66
2025	\$ 38,109.38	\$ 48,508.80	\$ 50,000.00	\$ 325,000.00	\$ 461,618.18
2026	\$ 37,343.75		\$ 50,000.00	\$ 325,000.00	\$ 412,343.75
2027	\$ 41,475.00		\$ 50,000.00	\$ 325,000.00	\$ 416,475.00
2028	\$ 40,500.00			\$ 325,000.00	\$ 365,500.00
2029				\$ 325,000.00	\$ 325,000.00
2030				\$ 325,000.00	\$ 325,000.00

Bond payments are not anticipated to begin until 2021.

APRC approved the funding for a replacement of the DMP for \$2,600,000 on October 28, 2019 and the Commissioners approved the funding of dedicated Pickleball Courts (\$150,000) and the resurfacing of the Hunter Park Tennis Courts (\$150,000) for \$300,000 on November 18, 2019.

STAFF RECOMMENDATION

Staff recommends the approval of the revenue bond in the amount of \$2,900,000 for the pool, pickle ball and tennis court projects. Staff Recommends approval of the amendment to the DMP rebuild CIP allocating \$2,600,000 for the construction of the project in FY20-21

ACTIONS, OPTIONS & POTENTIAL MOTIONS

1. I move to approve APRC's choice to acquire a revenue bond for \$2,900,000 and amend the DMP rebuild CIP project line item, moving \$2,600,000 for the construction of the project to FY20-21.

REFERENCES & ATTACHMENTS

Attachment 1: Parks CIP 6-year spreadsheet

Attachment 2: Parks CIP sheet DMP rebuild

Attachment 3: Pool Replacement Preliminary Plan

Capital Improvements Plan											
2018-2025 Construction Years (6 Year Detail only)											
Project Description											
Storm Drain	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals	Storm SDC	Other	Fees & Rates
Hersey Wetlands 24" high flow bypass	\$ 55,000							\$ 55,000	\$ 22,000	\$ -	\$ 33,000
Storm Drain Relocation - Intersection of Woodland & Indiana	\$ -	\$ 55,000						\$ 55,000	\$ -	\$ -	\$ 55,000
Beach / Mountain Creek; Various improvements per SWMP	\$ -		\$ 165,000		\$ 165,000		\$ 165,000	\$ 495,000	\$ 198,000	\$ -	\$ 297,000
STORM DRAIN TOTAL	\$ 55,000	\$ 55,000	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ 165,000	\$ 605,000	\$ 220,000	\$ -	\$ 385,000
Airport	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals		Other	Fees & Rates
Pavement Maintenance Program	\$ -	\$ 20,000			\$ 20,000			\$ 40,000			\$ 40,000
Entitlement Grant - Airport Improvements - Taxiway Rehabilitation	\$ -		\$ 200,000	\$ 2,030,700				\$ 2,230,700		\$ 2,007,630	\$ 223,070
AIRPORT TOTAL	\$ -	\$ 20,000	\$ 200,000	\$ 2,030,700	\$ 20,000	\$ -	\$ -	\$ 2,270,700		\$ 2,007,630	\$ 263,070
ADMINISTRATION - City Facilities	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals		Other	Fees & Rates
City Facility Upgrades & Maintenance	\$ 300,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,200,000		\$ -	\$ 1,200,000
Emergency Operations Center - Grove Priority Improvements	\$ 45,000	\$ 60,000	\$ 100,000					\$ 205,000		\$ 25,000	\$ 180,000
Pioneer Hall Priority Improvements	\$ 45,000	\$ 20,000	\$ 130,000					\$ 195,000		\$ -	\$ 195,000
City Hall Improvements	\$ 97,100	\$ 200,000	\$ 200,000	\$ 650,000	\$ 2,000,000	\$ 3,000,000	\$ 550,000	\$ 6,697,100		\$ 6,200,000	\$ 497,100
Hardesty Property Relocation and Paving	\$ -	\$ 100,000	\$ 100,000					\$ 200,000		\$ 200,000	\$ -
Community Center Priority Improvements	\$ 15,000		\$ 20,000	\$ 130,000				\$ 165,000		\$ -	\$ 165,000
Briscoe Roof Replacement	\$ -		\$ 25,000	\$ 275,000				\$ 300,000		\$ -	\$ 300,000
Emergency Operations Center & Training - Police	\$ -						\$ 20,000	\$ 20,000		\$ -	\$ 20,000
ADMINISTRATION - FACILITIES TOTAL	\$ 502,100	\$ 530,000	\$ 725,000	\$ 1,205,000	\$ 2,150,000	\$ 3,150,000	\$ 720,000	\$ 8,982,100		\$ 6,425,000	\$ 2,557,100
Fire and Rescue	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals		Other	Fees & Rates
Communications Tower	\$ -	\$ 35,000	\$ 300,000					\$ 335,000		\$ 335,000	\$ -
Public Safety Training Facility	\$ -		\$ 25,000	\$ 75,000	\$ 2,500,000			\$ 2,600,000		\$ 2,500,000	\$ 100,000
FIRE AND RESCUE TOTAL	\$ -	\$ 35,000	\$ 325,000	\$ 75,000	\$ 2,500,000	\$ -	\$ -	\$ 2,935,000		\$ 2,835,000	\$ 100,000
Electric	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals		Other	Fees & Rates
Mountain Avenue Substation Purchase	\$ -		\$ 900,000					\$ 900,000		\$ -	\$ 900,000
Mountain Avenue Upgrades	\$ -			\$ 150,000	\$ 850,000			\$ 1,000,000		\$ -	\$ 1,000,000
Circuit Automation	\$ -					\$ 100,000	\$ 400,000	\$ 500,000		\$ -	\$ 500,000
Underground Main lines	\$ -					\$ 250,000	\$ 250,000	\$ 500,000		\$ -	\$ 500,000
ELECTRIC TOTAL	\$ -	\$ -	\$ 900,000	\$ 150,000	\$ 850,000	\$ 350,000	\$ 650,000	\$ 2,900,000		\$ -	\$ 2,900,000
Parks	PRIOR EXPENSES	FY20	FY21	FY22	FY23	FY24	FY25	Project Totals		Other	Fees & Rates
Project Manager	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 360,000		\$ 360,000	\$ -
N. Mountain Park Nature Play Area	\$ 23,330	\$ 215,000						\$ 238,330		\$ 238,330	\$ -
Oak Knoll Irrigation Improvements	\$ 52,850	\$ 20,000	\$ 20,000					\$ 92,850		\$ 92,850	\$ -
Ashland Creek Park Basketball Court	\$ -	\$ 75,000						\$ 75,000		\$ 75,000	\$ -
E. Main Development	\$ -	\$ 475,000	\$ 475,000					\$ 950,000		\$ 950,000	\$ -
Mace Property Train	\$ -	\$ 25,000	\$ 225,000					\$ 250,000		\$ 250,000	\$ -
Dedicated Pickleball Courts	\$ -	\$ 175,000						\$ 175,000		\$ 175,000	\$ -
All Parks Master Plan	\$ -	\$ 200,000						\$ 200,000		\$ 200,000	\$ -
Senior Center Improvements	\$ -	\$ 25,000	\$ 25,000					\$ 50,000		\$ 50,000	\$ -
TID Irrigation	\$ -	\$ 50,000	\$ 50,000					\$ 100,000		\$ 100,000	\$ -
Japanese Garden	\$ -	\$ 250,000	\$ 1,250,000					\$ 1,500,000		\$ 1,500,000	\$ -
Oak Knoll Improvements (playground)	\$ -	\$ 125,000	\$ 125,000					\$ 250,000		\$ 250,000	\$ -
Repair Butler Perozzi Fountain	\$ 6,970	\$ 70,000		\$ 550,000				\$ 626,970		\$ 626,970	\$ -
Kestrel Park Bridge	\$ -	\$ 25,000	\$ 475,000					\$ 500,000		\$ 500,000	\$ -
Daniel Meyer Pool - Rebuild & Cover	\$ -	\$ 115,000		\$ 3,885,000				\$ 4,000,000		\$ 4,000,000	\$ -
Lithia Park Improvements (Winburn Way Sidewalk)	\$ -		\$ 75,000	\$ 100,000				\$ 175,000		\$ 175,000	\$ -
Ashland Creek Park, Public Works Requirements	\$ -		\$ 35,000					\$ 35,000		\$ 35,000	\$ -
Lincoln Park Improvements	\$ -		\$ 50,000					\$ 50,000		\$ 50,000	\$ -
Mountain Bike Skills Park and Pump Track	\$ -	\$ 25,000	\$ 225,000					\$ 250,000		\$ 250,000	\$ -
PARKS TOTAL	\$ 83,150	\$ 1,930,000	\$ 3,090,000	\$ 4,595,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 9,878,150		\$ 9,878,150	\$ -

parks and recreation

Daniel Meyer Pool – Rebuild and Cover

Total Project Cost: **\$4,000,000**

Proj #: Unassigned

Duration: 5 years

Prior Yrs	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Expenses:						
Design		\$115,000				
Construction			\$3,885,000			
Revenues:						
Fees						
F&B Tax		\$115,000				
SDCs						
Grant						
Other			\$3,885,000			

Explain "other": Proposed Bond

Anticipated Long Term Expenses: maintenance and operational requirements

Description:

This project will provide funding for construction of a new municipal swimming pool and covering.



