City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSPW

DATE: June 4, 2020

SUBJECT: Carroll Recreation Center Improvement Project

1. Resolution calling special election on the issuance (Recreation Center) not to exceed $5,900,000 General Obligation Capital Loan Notes
2. Resolution regarding a Special Election on the Imposition of a Local Option Sales and Services Tax within the City of Carroll, Iowa
3. Resolution fixing date for a meeting on the proposition to issue not to exceed $7,610,000 General Obligation Local Option Sales Tax Bonds

Background

The City has been considering making improvements to the Carroll Recreation Center for a number of years. The project includes a new gym with a raised walking track, expansion and updates to the pool, and renovating the locker rooms. The total project cost is projected to be $13,382,791; however, the exact cost will be unknown until final designs are completed and the project is bid.

To finance the overall project, the City is looking at a combination of $5,900,000 General Obligation Capital Loan Notes that will be paid via property taxes and $7,610,000 General Obligation Local Option Sales Tax Bonds that will be repaid via Local Option Sales and Service Taxes and backed by the City's General Obligation powers. The total of the two issuances is a not to exceed amount of $13,510,000 and is set based on a recommendation from Susanne Gerlach of PFM Financial Advisors to cover unexpected project costs since this project's final designs are not yet completed and the project has not been bid. Included with this memo are Projections of Debt Service Levy & Tax Rate Impact completed by Mrs. Gerlach. They show the City's Debt Service Levy will remain relatively unchanged and in fact will trend down over the projected 20-year issuance of the Capital Loan Notes for the project.

Actions needed in order to proceed

Attached are three resolutions prepared by the City's bond attorney, Kristin Billingsley Cooper of Ahlers & Cooney, P.C. Attorneys at Law, calling for a special city election. The three resolutions include the following:

1. Resolution calling special election on the issuance (Recreation Center) not to exceed $5,900,000 General Obligation Capital Loan Notes. This resolution will set a special election for September 8, 2020 on the following question:

   "SHALL THE CITY OF CARROLL, IOWA ENTER INTO A LOAN AGREEMENT AND ISSUE ITS GENERAL OBLIGATION CAPITAL LOAN NOTES IN AN AMOUNT NOT TO EXCEED $5,900,000 FOR THE PURPOSE OF THE CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, ENLARGEMENT, EXTENSION, AND EQUIPPING OF A RECREATION CENTER?"

2. Resolution Regarding a Special Election on the Imposition of a Local Option Sales and Services Tax within the City of Carroll, Iowa. This resolution will set a special election for September 8, 2020 on the question of removing the current sunset of December 31, 2023.

   The question that will be submitted to the voters will be as follows:

   SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? YES ☐

   NO ☐

   Summary: To authorize imposition of a local sales and services tax in the City of Carroll, that will continue without repeal of the existing local sales and services tax at the rate of one percent (1%) to be effective from January 1, 2024, until repealed.

   A local sales and services tax shall be imposed in the City of Carroll that will continue without repeal of the existing local sales and services tax at the rate of one percent (1%) to be effective on January 1, 2024 until repealed.

   Revenues from the sales and services tax are to be allocated as follows:

   25% for property tax relief;

   The specific purposes for which the revenues shall otherwise be expended are:

   75% for necessary capital improvement projects as defined by the Council and which enhance necessary city facilities, thereby enhancing the quality of life for the citizens, and the economic competitiveness for the City of Carroll, and for any other lawful purpose of the City of Carroll, Iowa, as determined by the City Council.

3. Resolution fixing date for a meeting on the proposition to issue not to exceed $7,610,000 General Obligation Local Option Sales Tax (GO LOST) Bonds. This will set a public hearing on the proposed issuance for June 22, 2020. Prior to the hearing date on June 22, 2020, if a petition is filed by 3% of the registered voters of the City, a special election would be required prior to the issuance of the bonds. At the June 22, 2020 meeting the Council could either abandon the proposal to issue GO LOST Bonds for the project or they could set a special election on the question for September 8, 2020 at that time.

RECOMMENDATION: The City council is requested to review the attached material and consider taking action on the following items:

1. Approving a resolution calling special election on the issuance (Recreation Center) not to exceed $5,900,000 General Obligation Capital Loan Notes
2. Approving a resolution Regarding a Special Election on the Imposition of a Local Option Sales and Services Tax within the City of Carroll, Iowa
3. Approving a resolution fixing date for a meeting on the proposition to issue not to exceed $7,610,000 General Obligation Local Option Sales Tax Bonds

CITY OF CARROLL, IOWA

Projection of Debt Service Levy & Tax Rate Impact

EXHIBIT 1

OPTION A-1: Rec Center - All Projects Funded in 2021

$5.6M Funded by GO Bonds (2021A)

$7.0M Funded by GO Local Option Sale Tax (2021B)

TAX RATE IMPACT	
Fiscal Year 2020-21	($0.03)
Fiscal Year 2021-22	$0.03
Fiscal Year 2022-23	($0.01)
Fiscal Year 2023-24	($0.20)

Fiscal Year Payable	Total Tax Valuation	Taxable Value Growth	Tax Rate Per $1,000	Current Taxes Levied	Abatements: LOST Revenues	Abatements: (1) 2006 Ashwood TIF	Other Sources	TOTAL Resources	Outstanding Debt Issues: GO Series 2008 (*CIP*)	GO Series 2010A/13 (*CIP*)	GO Series 2014 (*Ref & Streets*)	GO Series 2015A (*Adv Ref 2008*)	GO Series 2016A (*CIP*)	GO Series 2016B (*CIP*)	GO Note 2018A (*CIP*)	GO Bonds 2018B (*Library & CIP*)	GO Bonds 2020A (*Str Imprvmt Fire Truck*)	Proposed GO Series 2021A (*Rec Center** Pool***)	Fiscal Fees	Other Uses	TOTAL Uses	Surplus (Deficit)	Ending Balance
2015 - 2016	505,407,544	(0.9%)	1.28846	651,197	399,730 *	34,318	35,328	1,120,573	170,953	236,293	308,848	0	386,070						2,500	1,746,128	2,850,790	(1,730,217)	95,412
2016 - 2017	507,314,135	0.4%	1.28762	653,228	352,736 *	32,207	21,996	1,060,167			312,170	179,990	268,933	298,745					2,500		1,062,337	(2,169)	93,243
2017 - 2018	515,496,419	1.6%	1.28014	659,908	379,255 *	32,883	51,135	1,123,181				283,828	262,210	340,058	205,491				2,000		1,093,586	29,595	122,838
2018 - 2019	550,295,467	6.8%	0.87898	483,699	400,694 *	34,738	17,140	936,270				281,228		292,223		397,035			1,000		971,485	(35,215)	87,622
2019 - 2020	565,809,838	2.8%	1.53008	865,734	415,812 *	31,605	25,372	1,338,523				282,978		294,523		529,360	223,503		1,600		1,331,963	6,561	94,183
2020 - 2021	573,329,116	1.3%	1.50170	860,968	467,786 *	31,605	27,809	1,388,168				284,400		291,498		526,295	288,150		1,600		1,391,943	(3,774)	90,409
2021 - 2022	568,922,466	(0.8%)	1.53000	870,451	414,709 *	31,605		1,316,765				290,080		298,060		532,895	151,900	48,620	2,200		1,323,755	(6,990)	83,419
2022 - 2023	561,999,202	(1.2%)	1.51949	853,951	414,709 *	31,605		1,300,265				285,180		299,070		323,825	166,900	223,090	2,200		1,300,265		83,419
2023 - 2024	569,981,197	1.4%	1.31456	749,273	414,709 *	31,605		1,195,587						299,720		326,288	165,900	401,980	1,700		1,195,587		83,419
2024 - 2025	562,234,313	(1.4%)	0.79433	446,599	414,709 *	31,605		892,913								323,415	164,650	403,648	1,200		892,913		83,419
2025 - 2026	567,831,964	1.0%	0.78974	448,439	414,709 *	31,605		894,753								325,375	168,150	400,028	1,200		894,753		83,419
2026 - 2027	573,510,283	1.0%	0.78323	449,188	414,709 *	31,605		895,502								327,000	166,150	401,152	1,200		895,502		83,419
2027 - 2028	579,245,386	1.0%	0.82087	475,483	414,709 *	0		890,192								323,290	163,900	401,802	1,200		890,192		83,419
2028 - 2029	585,037,840	1.0%	0.81906	479,179	414,709 *			893,888								324,413	166,400	401,876	1,200		893,888		83,419
2029 - 2030	590,888,218	1.0%	0.52898	312,567	414,709 *			727,276								325,200		401,476	600		727,276		83,419
2030 - 2031	596,797,101	1.0%	0.52317	312,224	414,709 *			726,933								325,653		400,681	600		726,933		83,419
2031 - 2032	602,765,072	1.0%	0.52449	316,142	414,709 *			730,851								325,770		404,481	600		730,851		83,419
2032 - 2033	608,792,722	1.0%	0.51585	314,044	414,709 *			728,753								325,553		402,601	600		728,753		83,419
2033 - 2034	614,880,650	1.0%	-0.02216	(13,626)	414,709 *			401,083										400,483	600		401,083		83,419
2034 - 2035	621,029,456	1.0%	-0.01891	(11,744)	414,709 *			402,965										402,365	600		402,965		83,419
2035 - 2036	627,239,751	1.0%	-0.01687	(10,584)	414,709 *			404,125										403,525	600		404,125		83,419
2036 - 2037	633,512,148	1.0%	-0.01611	(10,209)	414,709 *			404,500										403,900	600		404,500		83,419
2037 - 2038	639,847,270	1.0%	-0.01636	(10,469)	414,709 *			404,240										403,640	600		404,240		83,419
2038 - 2039	646,245,742	1.0%	-0.01733	(11,199)	414,709 *			403,510										402,910	600		403,510		83,419
																	1,825,603	7,109,954					

* - Reflects the 25% local option sales tax receipts plus some excess of the 75% portion.

** - Project is subject to voter approval.

(1) Incorporated TIF revenue from the Urban Renewal Area to abate a portion of the $515,000 General Obligation Capital Loan Notes, Series 2006

City of Carroll, Iowa

EXHIBIT 2

Proposed G. O. Capital Loan Notes, Series 2021A

Recreation Center Pool, East Locker Room & Gym

SOURCES & USES

SOURCES	
Par Amount of Bonds	5,615,000.00
Accrued Interest	
Cash Contribution (LOST)	1,000,000.00

Total Sources	6,615,000.00
USES	
Deposit to Construction Account	6,411,017.00
Deposit to Reserve Account	
Capitalized Interest Account	84,726.61
Municipal Bond Insurance	
Underwriters' Discount ($12.00 per bond)	67,380.00
Costs of Issuance	48,120.00
Accrued Interest	
Rounding Amount	3,756.39

Total Uses	6,615,000.00
ASSUMPTIONS	
Dated Date	5/1/2021
Delivery Date	5/1/2021
First Interest Date	12/1/2021
First Principal Date	6/1/2022
Last Principal Date	6/1/2040

Arbitrage Yield	2.43606%
TIC	2.55964%
AIC	2.64912%
Average Life	11.42 Years

PROJECTS FINANCED:	
Rec Cntr Pool	$ 6,411,017
Reserved	-
Reserved	-
Reserved	-
	$ 6,411,017

DEBT SERVICE SCHEDULE

	Date	Principal	Coupon	Interest	Debt Service	Capitalized Interest	Annual Debt Service
	12/1/2021			71,802	71,802	(71,802)	0
1.08	6/1/2022	0	1.050%	61,545	61,545	(12,924)	48,620
	12/1/2022			61,545	61,545		
2.08	6/1/2023	100,000	1.110%	61,545	161,545		223,090
	12/1/2023			60,990	60,990		
3.08	6/1/2024	280,000	1.190%	60,990	340,990		401,980
	12/1/2024			59,324	59,324		
4.08	6/1/2025	285,000	1.270%	59,324	344,324		403,648
	12/1/2025			57,514	57,514		
5.08	6/1/2026	285,000	1.360%	57,514	342,514		400,028
	12/1/2026			55,576	55,576		
6.08	6/1/2027	290,000	1.500%	55,576	345,576		401,152
	12/1/2027			53,401	53,401		
7.08	6/1/2028	295,000	1.670%	53,401	348,401		401,802
	12/1/2028			50,938	50,938		
8.08	6/1/2029	300,000	1.800%	50,938	350,938		401,876
	12/1/2029			48,238	48,238		
9.08	6/1/2030	305,000	1.900%	48,238	353,238		401,476
	12/1/2030			45,340	45,340		
10.08	6/1/2031	310,000	2.000%	45,340	355,340		400,681
	12/1/2031			42,240	42,240		
11.08	6/1/2032	320,000	2.150%	42,240	362,240		404,481
	12/1/2032			38,800	38,800		
12.08	6/1/2033	325,000	2.190%	38,800	363,800		402,601
	12/1/2033			35,242	35,242		
13.08	6/1/2034	330,000	2.460%	35,242	365,242		400,483
	12/1/2034			31,183	31,183		
14.08	6/1/2035	340,000	2.600%	31,183	371,183		402,365
	12/1/2035			26,763	26,763		
15.08	6/1/2036	350,000	2.750%	26,763	376,763		403,525
	12/1/2036			21,950	21,950		
16.08	6/1/2037	360,000	2.850%	21,950	381,950		403,900
	12/1/2037			16,820	16,820		
17.08	6/1/2038	370,000	2.900%	16,820	386,820		403,640
	12/1/2038			11,455	11,455		
18.08	6/1/2039	380,000	2.950%	11,455	391,455		402,910
	12/1/2039			5,850	5,850		
19.08	6/1/2040	390,000	3.000%	5,850	395,850		401,700
	12/1/2040						
20.08	6/1/2041						
		5,615,000		1,579,681	7,194,681	(84,727)	7,109,954

Scale : MMD Aaa as of 05-29-2020 + Aa3/Non-BQ credit + 75 bps timing

City of Carroll, Iowa

EXHIBIT 3

Proposed G. O. Local Option Sales Tax Bonds, Series 2021B

Recreation Center Pool, East Locker Room & Gym

SOURCES & USES

SOURCES	
Par Amount of Notes	7,110,000.00
Cash on Hand	
Premium	
Total Sources	7,110,000.00
USES	
Deposit to Construction Account	6,971,774.00
Deposit to Reserve Account	
Capitalized Interest Account	(0.00)
Municipal Bond Insurance	0.00
Underwriters' Discount ($12.00 per bond)	85,320.00
Costs of Issuance	50,880.00
Accrued Interest	
Rounding Amount	2,026.00
Total Uses	7,110,000.00
ASSUMPTIONS	
Dated Date	5/1/2021
Delivery Date	5/1/2021
First Interest Date	12/1/2021
First Principal Date	6/1/2022
Last Principal Date	6/1/2040

Yield Calculations:

Arbitrage Yield	2.42002%
TIC	2.55116%
AIC	2.63043%
Average Life	10.73 Years

PROJECTS FINANCED:

Rec Cntr Locker Rooms & E Gym	$ 6,971,774
Reserved	-
Reserved	-
Reserved	-
	$ 6,971,774

DEBT SERVICE SCHEDULE

	Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
	12/1/2021			87,687	87,687	
1.1	6/1/2022	280,000	1.050%	75,161	355,161	442,848
	12/1/2022			73,691	73,691	
2.1	6/1/2023	325,000	1.110%	73,691	398,691	472,381
	12/1/2023			71,887	71,887	
3.1	6/1/2024	330,000	1.190%	71,887	401,887	473,774
	12/1/2024			69,923	69,923	
4.1	6/1/2025	335,000	1.270%	69,923	404,923	474,847
	12/1/2025			67,796	67,796	
5.1	6/1/2026	340,000	1.360%	67,796	407,796	475,592
	12/1/2026			65,484	65,484	
6.1	6/1/2027	345,000	1.500%	65,484	410,484	475,968
	12/1/2027			62,897	62,897	
7.1	6/1/2028	350,000	1.670%	62,897	412,897	475,793
	12/1/2028			59,974	59,974	
8.1	6/1/2029	355,000	1.800%	59,974	414,974	474,948
	12/1/2029			56,779	56,779	
9.1	6/1/2030	360,000	1.900%	56,779	416,779	473,558
	12/1/2030			53,359	53,359	
10.1	6/1/2031	365,000	2.000%	53,359	418,359	471,718
	12/1/2031			49,709	49,709	
11.1	6/1/2032	375,000	2.150%	49,709	424,709	474,418
	12/1/2032			45,678	45,678	
12.1	6/1/2033	385,000	2.190%	45,678	430,678	476,356
	12/1/2033			41,462	41,462	
13.1	6/1/2034	390,000	2.460%	41,462	431,462	472,924
	12/1/2034			36,665	36,665	
14.1	6/1/2035	400,000	2.600%	36,665	436,665	473,330
	12/1/2035			31,465	31,465	
15.1	6/1/2036	410,000	2.750%	31,465	441,465	472,930
	12/1/2036			25,828	25,828	
16.1	6/1/2037	425,000	2.850%	25,828	450,828	476,655
	12/1/2037			19,771	19,771	
17.1	6/1/2038	435,000	2.900%	19,771	454,771	474,543
	12/1/2038			13,464	13,464	
18.1	6/1/2039	445,000	2.950%	13,464	458,464	471,928
	12/1/2039			6,900	6,900	
19.1	6/1/2040	460,000	3.000%	6,900	466,900	473,800
	12/1/2040					
20.1	6/1/2041					
		7,110,000		1,868,308	8,978,308	8,978,308

Scale : MMD Aaa as of 05-29-2020 + Aa3/Non-BQ credit + 75 bps timing

June 8, 2020

The City Council of the City of Carroll, State of Iowa, met in regular session, in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa, at 5:15 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * * * *

The City Council then proceeded to discuss the matter of calling a special City election.

Council Member _____ introduced the following Resolution entitled "RESOLUTION CALLING A SPECIAL CITY ELECTION (RECREATION CENTER)" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION CALLING A SPECIAL CITY ELECTION (RECREATION CENTER)

WHEREAS, the City of Carroll, Iowa, proposes to contract indebtedness and issue general obligation capital loan notes to provide funds to pay costs of a general corporate purpose project as hereinafter described; and

WHEREAS, Section 384.26 of the Code of Iowa provides that before the Council may institute proceedings for the issuance of notes for a general corporate purpose, it shall call a special City election to vote upon the proposition of issuing notes in accordance with the provisions of such statute; and

WHEREAS, neither the proposal for the issuance of the notes hereinafter set forth, nor any other proposal incorporating any portion of it, has or will have been submitted to the registered voters of the City for a period of more than six months prior to the date of election hereinafter provided; and

WHEREAS, Carroll Times Herald is a legal newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, and is published in the City and of general circulation therein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLL, IOWA:

Section 1. That there is hereby called a special City election on Tuesday, the 8th day of September 2020, at which election there shall be submitted to the registered voters of the City the following question, to-wit:

"SHALL THE CITY OF CARROLL, IOWA ENTER INTO A LOAN AGREEMENT AND ISSUE ITS GENERAL OBLIGATION CAPITAL LOAN NOTES IN AN AMOUNT NOT TO EXCEED $5,900,000 FOR THE PURPOSE OF THE CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, ENLARGEMENT, EXTENSION, AND EQUIPPING OF A RECREATION CENTER?"

Section 2. That the voting place or places for the election, and the hours the polls shall be opened and closed shall be as set out in the notice of election, such notice to be prepared and approved by the County Commissioner of Elections.

Section 3. That the form of ballot to be used at the election shall be of the type authorized by the Code of Iowa that will permit the use of electronic counters and will be in substantially the form set forth in the Notice of Election. That, if more than one public measure shall be submitted to the electors at the time of the election, all such measures shall be printed upon one ballot.

Section 4. That the Election Board for the voting precinct or precincts shall be appointed by the County Commissioner of Elections, not less than 15 days before the date of said election, a certified copy of which appointment shall be officially placed on file in the office of the Clerk of the City.

Section 5. That the Auditor of Carroll County, Iowa, being the County Commissioner of Elections, is hereby directed to publish the notice of election once in the "Carroll Times Herald," being a legal newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, published in the City and of general circulation therein, the publication to be not less than four clear days nor more than twenty days prior to the date of the election.

Section 6. That the County Commissioner of Elections shall cause to be prepared all such ballots and election registers and other supplies as may be necessary for the proper and legal conduct of said election. The Clerk is hereby authorized and directed to cooperate with said Commissioner of Elections and to do and prepare all necessary matters in order to make said election legal and valid.

Section 7. That the Clerk is hereby directed to file a certified copy of this Resolution in the office of the County Commissioner of Elections, which filing shall also constitute the "written notice" to the County Commissioner of Elections of the election date required to be given by the governing body under the provisions of Chapter 47 of the Code of Iowa.

PASSED AND APPROVED this 8th day of June 2020.

_____
Mayor

ATTEST:

_____
City Clerk

Receipt of a certified copy of the foregoing resolution is hereby acknowledged this _____ day of _____, 2020.

_____
County Auditor and County Commissioner of Elections, Carroll County

June 8, 2020

The City Council of the City of Carroll, State of Iowa, met in regular session, in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa, at 5:15 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION REGARDING A SPECIAL ELECTION ON THE IMPOSITION OF A LOCAL OPTION SALES AND SERVICES TAX WITHIN THE CITY OF CARROLL, IOWA," and moved that the same be adopted.

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION REGARDING A SPECIAL ELECTION ON THE IMPOSITION OF A LOCAL OPTION SALES AND SERVICES TAX WITHIN THE CITY OF CARROLL, IOWA

WHEREAS, Chapter 423B of the Iowa Code (the "Code") establishes the requirements to request that the County Commissioner of Elections hold an election on the question of imposing a local sales and services tax; and

WHEREAS, the Code provides that the question of the imposition of a local sales and services tax shall be submitted to the registered voters of the incorporated and unincorporated areas of the County upon receipt by the County Commissioner of Elections of the motion or motions, requesting such submission, adopted by the governing body or bodies of the city or cities located within the county or of the county, for the unincorporated area of the county, representing at least one half of the population of the county; and

WHEREAS, the local sales and services tax currently imposed in Carroll, Iowa will expire on December 31, 2023; and

WHEREAS, the City Council of Carroll, Iowa, to avoid a lapse in the collection of local sales and services tax revenues, desires that an election on the imposition of a new local sales and services tax, effective January 1, 2024, be placed on the ballot for the September 8, 2020 election pursuant to Iowa Administration Code Section 701-107.2(2).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CARROLL, IOWA:

Section 1. That there is hereby called a special city election on Tuesday, the 8th day of September, 2020, at which election there shall be submitted to the registered voters of the City of Carroll, Iowa the following question, to wit:

SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? YES ☐

NO ☐

Summary: To authorize imposition of a local sales and services tax in the City of Carroll, that will continue without repeal of the existing local sales and services tax at the rate of one percent (1%) to be effective from January 1, 2024, until repealed.

A local sales and services tax shall be imposed in the City of Carroll that will continue without repeal of the existing local sales and services tax at the rate of one percent (1%) to be effective on January 1, 2024 until repealed.

Revenues from the sales and services tax are to be allocated as follows:

25% for property tax relief;

The specific purposes for which the revenues shall otherwise be expended are:

75% for necessary capital improvement projects as defined by the Council and which enhance necessary city facilities, thereby enhancing the quality of life for the citizens, and the economic competitiveness for the City of Carroll, and for any other lawful purpose of the City of Carroll, Iowa, as determined by the City Council.

Section 2. That the voting place or places for said election, and the hours the polls shall be opened and closed shall be as set out in the notice of election, said notice to be prepared and approved by the County Commissioner of Elections.

Section 3. That the Election Council for the voting precinct or precincts shall be appointed by the County Commissioner of Elections, not less than 15 days before the date of said election.

Section 4. That the Auditor of Carroll County, Iowa, being the County Commissioner of Elections, is hereby directed to publish the notice of election twice in the “Carroll Times Herald", being a legal newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, published in said City and of general circulation therein the first publication shall be not less than 60 days before said election. The second notice, including a sample ballot shall be published not less than four clear days nor more than twenty days prior to the date of said election.

Section 5. That the County Commissioner of Elections shall cause to be prepared all such ballots and election registers and other supplies as may be necessary for the proper and legal conduct of said election.

Section 6. That the City Clerk is hereby directed to file a certified copy of this Resolution in the office of the County Commissioner of Elections, which filing shall also

constitute the "written notice" to the County Commissioner of Elections of the election date required to be given by the governing body under the provisions of Chapter 47 of the Code of Iowa.

PASSED AND APPROVED this 8th day of June, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

June 8, 2020

The City Council of the City of Carroll, State of Iowa, met in regular session, in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa, at 5:15 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED $7,610,000 GENERAL OBLIGATION LOCAL OPTION SALES TAX BONDS OF THE CITY OF CARROLL, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED $7,610,000 GENERAL OBLIGATION LOCAL OPTION SALES TAX BONDS OF THE CITY OF CARROLL, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, pursuant to Chapter 423B of the Code of Iowa, as amended, and an election duly held in accordance therewith, the City Council of the City of Carroll (the "Issuer") is currently entitled to receive proceeds of the local option sales and services tax (the "Local Option Tax") imposed in accordance with Chapter 423B and an ordinance duly adopted by the Board of Supervisors of Carroll County with respect thereto; and

WHEREAS, pursuant to an election duly held on August 7, 2012, the revenues derived from the Local Option Tax are to be allocated as follows: 75% for necessary capital improvement projects as defined by the Council and which enhance necessary city facilities, thereby enhancing the quality of life for the citizens, and the economic competitiveness for the City of Carroll, and for any other lawful purpose of the City of Carroll, Iowa, as determined by the City Council (the “Designated Portion”); and 25% for property tax relief; and

WHEREAS, the Issuer proposes to apply the Designated Portion of the Local Option Tax to pay costs of the construction, reconstruction, improvement, enlargement, extension, and equipping of a Recreation Center; and

WHEREAS, it is deemed necessary and appropriate for this Council to approve and provide for the use of the Designated Portion of the Local Option Tax revenues in connection with said improvements and equipment, and to designate such improvements and equipment as

being eligible costs for the construction of necessary capital improvement projects within the meaning of Resolution No. 1220 and

WHEREAS, the Issuer further proposes to anticipate the receipt of the Designated Portion of the Local Option Tax through the issuance of its General Obligation Local Option Sales Tax Bonds to the amount of not to exceed $7,610,000 authorized by Section 423B.9(4) of the Code of Iowa, the proceeds of which will be used for the purpose of providing funds to pay costs of the projects described herein, with the Local Option Tax proceeds being applied to the repayment thereof; and

WHEREAS, it is deemed necessary and advisable that the City should issue General Obligation Local Option Sales Tax Bonds to the amount of not to exceed $7,610,000, as authorized by Sections 423B.9(3) of the Code of Iowa, for the purpose of providing funds to pay costs thereof; and

WHEREAS, before said Bonds may be issued, it is necessary to comply with the provisions of Chapter 423B of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election and to receive oral or written objections from any resident or property owner of the City to such actions

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF CARROLL, STATE OF IOWA:

Section 1. The improvements and projects described in the preambles to this resolution are hereby found and declared to be eligible costs for the construction of necessary capital improvement projects within the meaning of Resolution No. 1220 passed and approved on May 14, 2012, and the Designated Portion of the Local Option Tax receipts, being 75% thereof, shall be allocated first to the repayment of General Obligation Local Option Tax Bonds to be issued for the purposes of acquiring and constructing said improvements and project.

Section 2. That this Council meet at in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa (Council only), and telephonically (public access) at 5:15 P.M., on the 22nd day of June, 2020, for the purpose of taking action on the matter of the issuance of not to exceed $7,610,000 General Obligation Local Option Sales Tax Bonds, the proceeds of which bonds will be used to provide funds to pay the costs of construction, reconstruction, improvement, enlargement, extension, and equipping of a Recreation Center, and which shall bear interest at a rate not exceeding the maximum specified in the attached notice. Said Bonds shall be payable from the Designated Portion of the Local Option Sales and Services tax receipts, and to the extent provided in Iowa Code Section 423B.9(4), the debt service fund of the City.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication is to be not less than ten (10) clear days nor more than twenty (20) days before the date of the public meeting on the issuance of the Bonds.

Section 4. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published between June 9, 2020 and June 10, 2020)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF CARROLL, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED $7,610,000 GENERAL OBLIGATION LOCAL OPTION SALES TAX BONDS OF THE CITY AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Carroll, State of Iowa, will hold a public hearing on the 22nd day of June, 2020, at 5:15 P.M., in the Council Chambers, City Hall, 627 N. Adams Street, Carroll, Iowa (Council only) and telephonically (public access), at which meeting the Council proposes to take additional action for the issuance of not to exceed $7,610,000 General Obligation Local Option Sales Tax Bonds, bearing interest at the rate of not to exceed nine per centum (9%) per annum, to provide funds to pay the costs of construction, reconstruction, improvement, enlargement, extension, and equipping of a Recreation Center. Principal and interest on the proposed Bonds will be payable from the local option sales and services tax receipts collected by the City (equal to 75% thereof) and, to the extent provided in Iowa Code 423B.9(4), the debt service fund of the City.

Due to the current COVID-19 situation that makes it "impossible and impractical" to meet in one location the Carroll City Hall will remain closed to the public for the June 22, 2020 City Council meeting. However, the meeting will be made available telephonically. The public will be able to hear and participate in the Council meeting by calling: 1 (877) 568-4106 and when prompted, enter the following Access Code: 636 298 469 #. Individuals may start calling in at 5:00 PM for the meeting. Individuals may also join the meeting from a computer, tablet or smartphone by going to https://global.gotomeeting.com/join/636298469.

At any time before the date fixed for taking action for the issuance of the Bonds, a petition, signed by eligible electors residing within the City in a number equal to at least three percent (3%) of the registered voters of the City, may be filed with the City Clerk, asking that the question of issuing the Bonds be submitted to the registered voters of the City at a special election called upon the question of issuing said Bonds.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

This notice is given by order of the City Council of the City of Carroll, State of Iowa, as provided by Section 423B.9(4) of the Code of Iowa.

Dated this _____ day of _____, 2020.

_____

City Clerk, City of Carroll, State of Iowa

(End of Notice)

PASSED AND APPROVED this 8th day of June, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: December 4, 2019

SUBJECT: Carroll Recreation Building Improvement Plan Discussion

Al Oberlander with RDG reviewed the Carroll Recreation Center Building Improvement Plan with the Carroll City Council on November 25, 2019.

Recreation Center Project Phasing Options with Project Construction Costs: (Considerations)

Option A: Entire Project in 2021
(Total Construction Cost $13,382,791)
- $13,382,791 Locker Room, Gym and Pool Construction Cost in 2021

Option B Locker Room and Gym in 2021 – Pool in 2024
(Total Construction Cost $15,919,393)
- $6,971,774 Locker Room and Gym Construction Cost in 2021
- $8,947,619 Bond for Pool Construction Cost in 2024

Option C Locker Room and Pool 2021 – Gym 2024
(Total Construction Cost $15,504,162)
- $9,606,065 Locker Room and Pool Construction Cost in 2021
- $5,898,097 Gym Construction Cost in 2024

The Council should review the plans and have a discussion on proceeding as a phased project or as a single project. Staff is discussing the project with Susanne Gerlach at PFM and may have additional information from her at the meeting.

RECOMMENDATION: For the Mayor and City Council review and provide additional direction to staff.

attachments (2)

Rec Center Projected Construction Costs
Based on RDG Cost Estimates

Annual Inflation Rate 5%

	Full Rec Center Project	Locker Rooms Only	Gym Only	Pool Only	Cost to Complete as Separate Projects
2020	$ 12,745,515	$ 1,787,405	$ 4,852,379	$ 7,361,228	$ 14,001,013
2021	$ 13,382,791	$ 1,876,776	$ 5,094,998	$ 7,729,290	$ 14,701,064
2022	$ 14,051,930	$ 1,970,614	$ 5,349,748	$ 8,115,754	$ 15,436,117
2023	$ 14,754,527	$ 2,069,145	$ 5,617,236	$ 8,521,542	$ 16,207,923
2024	$ 15,492,253	$ 2,172,602	$ 5,898,097	$ 8,947,619	$ 17,018,319
2025	$ 16,266,866	$ 2,281,232	$ 6,193,002	$ 9,395,000	$ 17,869,235
2026	$ 17,080,209	$ 2,395,294	$ 6,502,652	$ 9,864,750	$ 18,762,696

RDg...
PLANNING • DESIGN

1869 Carroll 2019
150 YEARS

Carroll Recreation Center Building Improvements

Parks & Recreation Department
Carroll, Iowa

Carroll City Council Meeting

November 25, 2019

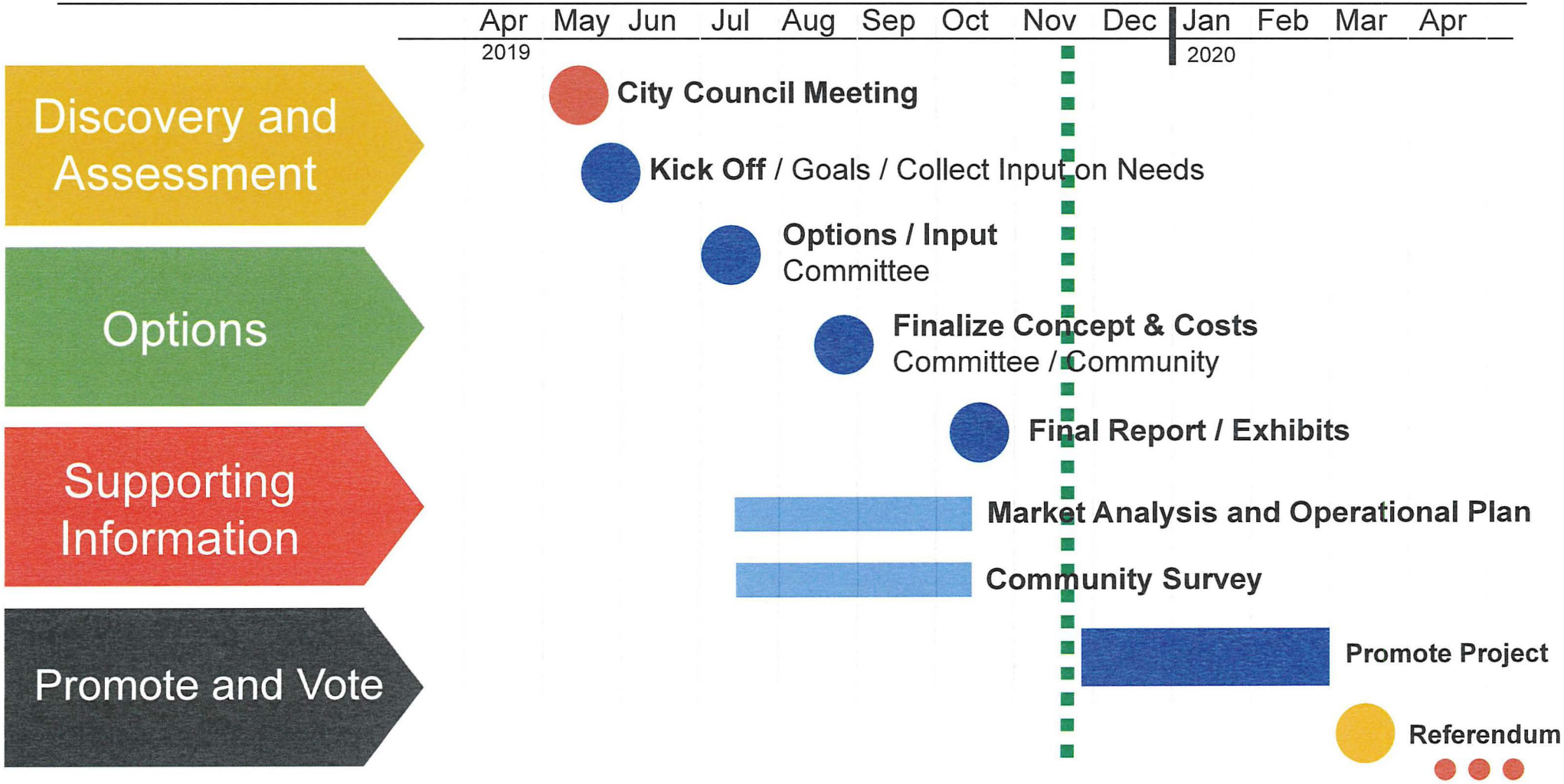
CRC

City of Carroll – Recreation Center > Agenda

- Review Schedule
- Review Program Spaces / Cost Estimate
- Review Floor Plan Concepts
- Review Renderings
  - Aquatics
  - Gymnasium Addition
  - Exterior
- Review Operational Plan / Report
- Review Survey Results / Report
- Next steps, working towards Spring Bond Referendum

Schedule

City of Carroll – Recreation Center > Schedule



Program Spaces and Costs

City of Carroll – Recreation Center > Spaces & Costs

Building Construction

90% Net to Gross Ratio

	SPACE NEEDS for PROPOSED FACILTY PROGRAM Description	Community Recreation Center Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,181,460
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
102	Women's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
103	Family Change Rooms	4	4	27	108	432	$ 230	$ 99,360
104	Universal Lockers	2	20	4	80	160	$ 200	$ 32,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 150	$ 219,000
106	Wet Classroom	1			530	530	$ 180	$ 95,400
107	Lifeguard Office	1			190	190	$ 180	$ 34,200
108	Corridor	1			0	0	$ 100	$ -
2	**POOL**					21,701		$ 4,984,000
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 2,300,000	$ 2,300,000
202	New Pool Building Enclosure	1	-	-	7,100	7,100	$ 200	$ 1,420,000
203	New Pool Equipment Room	1	-	-	800	800	$ 200	$ 160,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ 80	$ 1,104,000
3	**GYM & OFFICES**					17,170		$ 3,096,500
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 180	$ 1,368,000
302	Gymnasium Storage	1	-	-	570	570	$ 150	$ 85,500
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 130	$ 728,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 200	$ 330,000
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 100	$ 160,000
309	AC for existing gym							$ 65,000
	Subtotal (Net Square Feet)					44,693		$9,261,960
	Aggregate area required for walls, mechanical, janitor closets, IT systems, etc.					4,966	$ 240	$ 1,191,813
						49,659		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 211	$ 10,453,773

City of Carroll – Recreation Center > Spaces & Costs

8	**OWNER COSTS**		
	Site Costs		
	Parking (not included)	$	-
	Site Excavation, Storm Water, Erosion Control	$	90,000
	Site Utilities (does not include elec and gas)	$	70,000
	Walks	$	35,000
	Site Lighting	$	35,000
	Site Signage (not included)	$	-
	Final Grading, Sod, Seed, and Landscape	$	50,000
	Soft Costs		
	Survey, Geotechnical, Construction Testing	$	50,000
	Permitting	$	20,000
	Furniture and Movable Equipment		
	Movable Equipment	$	100,000
	Design Fees and Expenses (7%)	$	751,364
	Misc.	$	-
	Contingency (10%)	$	1,090,377
	Total Owner / Soft Costs	$	2,291,741
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	$	12,745,515

NOTES:

No work in existing building theatre, corridors, restrooms, cardio, racquetball, or multi-purpose rooms.
Includes HVAC upgrades for existing pool, gym, locker rooms, and remodeled area for offices and activity room.
Does not include new roofing, windows, nor replacement of exterior metal panels.
Does not include any outdoor patio adjacent to indoor pool.

City of Carroll – Recreation Center > Locker Room Renovation

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,181,460
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
102	Women's General Locker Room	1			1,525	1,525	$ 230	$ 350,750
103	Family Change Rooms	4	4	27	108	432	$ 230	$ 99,360
104	Universal Lockers	2	20	4	80	160	$ 200	$ 32,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 150	$ 219,000
106	Wet Classroom	1			530	530	$ 180	$ 95,400
107	Lifeguard Office	1			190	190	$ 180	$ 34,200
108	Corridor	1			0	0	$ 100	$ -
	Subtotal (Net Square Feet)					5,822		$1,181,460
	Aggregate area required for walls, mechanical, janitor closets, IT systems					1,027	$ 240	$ 246,579
						6,849		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 208	$ 1,428,039
8	**OWNER COSTS**							
	Site Costs							
	Parking (not included)							$ -
	Site Excavation, Storm Water, Erosion Control							
	Site Utilities (does not include elec and gas)							
	Walks							
	Site Lighting							
	Site Signage (not included)							$ -
	Final Grading, Sod, Seed, and Landscape							$ -
	Soft Costs							
	Survey, Geotechnical, Construction Testing							$ 1,000
	Permitting							$ 5,000
	Furniture and Movable Equipment							
	Movable Equipment							$ 25,000
	Design Fees and Expenses (7%)							$ 99,963
	Misc.							$ 75,000
	Contingency (10%)							$ 153,404
	Total Owner / Soft Costs							$ 359,367
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*							$ 1,787,405

City of Carroll – Recreation Center > Aquatics Renovation & Addition

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
2	**POOL**					**21,701**		**$ 4,984,000**
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 2,300,000	$ 2,300,000
202	New Pool Building Enclosure	1	-	-	7,100	7,100	$ 200	$ 1,420,000
203	New Pool Equipment Room	1	-	-	800	800	$ 200	$ 160,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ 80	$ 1,104,000
	Subtotal (Net Square Feet)					**21,701**		**$4,984,000**
	Aggregate area required for walls, mechanical, janitor closets, IT systems,					**3,830**	$ 240	$ 919,101
						25,531		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						**$ 231**	**$ 5,903,101**
8	**OWNER COSTS**							
	Site Costs							
	Parking (not included)							$ -
	Site Excavation, Storm Water, Erosion Control							$ 45,000
	Site Utilities (does not include elec and gas)							$ 45,000
	Walks							$ 10,000
	Site Lighting							$ 5,000
	Site Signage (not included)							$ -
	Final Grading, Sod, Seed, and Landscape							$ 25,000
	Soft Costs							
	Survey, Geotechnical, Construction Testing							$ 30,000
	Permitting							$ 10,000
	Furniture and Movable Equipment							
	Movable Equipment							$ 35,000
	Design Fees and Expenses (7%)							$ 422,317
	Misc.							$ 200,000
	Contingency (10%)							$ 630,810
	Total Owner / Soft Costs							$ 1,458,127
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*							**$ 7,361,228**

City of Carroll – Recreation Center > Gymnasium & Offices Renovation & Addition

Building Construction

85% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
3	**GYM & OFFICES**					17,170		$ 3,096,500
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 180	$ 1,368,000
302	Gymnasium Storage	1	-	-	570	570	$ 150	$ 85,500
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 130	$ 728,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 200	$ 330,000
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 100	$ 160,000
309	AC for existing gym							$ 65,000
	Subtotal (Net Square Feet)					17,170		$3,096,500
	Aggregate area required for walls, mechanical, janitor closets, IT systems					3,030	$ 240	$ 727,200
						20,200		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 189	$ 3,823,700
8	**OWNER COSTS**							
	Site Costs							
	Parking (not included)							$ -
	Site Excavation, Storm Water, Erosion Control							$ 45,000
	Site Utilities (does not include elec and gas)							$ 25,000
	Walks							$ 25,000
	Site Lighting							$ 25,000
	Site Signage (not included)							$ -
	Final Grading, Sod, Seed, and Landscape							$ 25,000
	Soft Costs							
	Survey, Geotechnical, Construction Testing							$ 20,000
	Permitting							$ 5,000
	Furniture and Movable Equipment							
	Movable Equipment							$ 40,000
	Design Fees and Expenses (7%)							$ 277,809
	Misc.							$ 125,000
	Contingency (10%)							$ 415,870
	Total Owner / Soft Costs							$ 1,028,679
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*							$ 4,852,379

Projects Completed Separately	$ 14,001,013
	$ 1,255,498

City of Carroll – Recreation Center > Spaces & Costs – NEW BUILD

Building Construction

90% Net to Gross Ratio

SPACE NEEDS for PROPOSED FACILTY PROGRAM

Community Recreation Center - NEW

	Description	Qty	Occ	Occ Factor	SF-EA	Net SF	Unit Cost	Extension
1	**REMODELING**							$ 1,418,750
	Lockers					3,642		
101	Men's General Locker Room	1			1,525	1,525	$ 275	$ 419,375
102	Women's General Locker Room	1			1,525	1,525	$ 275	$ 419,375
103	Family Change Rooms	4	4	27	108	432	$ 250	$ 108,000
104	Universal Lockers	2	20	4	80	160	$ 225	$ 36,000
	Corridor and Games Area					2,180		
105	Games Area	1	-	-	1,460	1,460	$ 200	$ 292,000
106	Wet Classroom	1			530	530	$ 200	$ 106,000
107	Lifeguard Office	1			190	190	$ 200	$ 38,000
108	Corridor	1			0	0	$ 150	$ -
2	**POOL**					29,601		$ 9,700,000
201	Pool Tanks, Spray Pad, Piping, Systems,Features, Conc Deck, Elec	1			1	1	$ 3,500,000	$ 3,500,000
202	New Pool Building Enclosure	1	-	-	15,000	15,000	$ 400	$ 6,000,000
203	New Pool Equipment Room	1	-	-	800	800	$ 250	$ 200,000
204	New Pool Storage	1	-	-	0	0	$ 200	$ -
205	Remodel Existing Pool Enclosure (mech, elec, tile, ceiling, paint)	1	-	-	13,800	13,800	$ -	$ -
3	**GYM & OFFICES**					17,170		$ 3,832,250
301	1 Court Recreation Gymnasium	1	-	-	7,600	7,600	$ 200	$ 1,520,000
302	Gymnasium Storage	1	-	-	570	570	$ 175	$ 99,750
303	Jogging/Walking Track	1	-	-	5,600	5,600	$ 200	$ 1,120,000
304	Reinforce existing gym structure for suspended track	1						$ 200,000
305	New openings and paint in existing gym	1						$ 100,000
306	New Corridor at East End of Building	1	-	-	1,650	1,650	$ 250	$ 412,500
307	New Elevator	1	-	-	150	150	$ 400	$ 60,000
308	Move offices and control desk to west entrance	1	-	-	1,600	1,600	$ 200	$ 320,000
309	AC for existing gym							
	Subtotal (Net Square Feet)					52,593		$14,951,000
	Aggregate area required for walls, mechanical, janitor closets, IT systems, e					5,844	$ 240	$ 1,402,480
						58,437		
	Building Area (Gross Square Feet) & BUILDING CONSTRUCTION COST						$ 280	$ 16,353,480

City of Carroll – Recreation Center > Spaces & Costs

8	**OWNER COSTS**		
	Site Costs		
	Parking	$	300,000
	Site Excavation, Storm Water, Erosion Control	$	150,000
	Site Utilities (does not include elec and gas)	$	100,000
	Walks	$	75,000
	Site Lighting	$	50,000
	Site Signage (not included)	$	-
	Final Grading, Sod, Seed, and Landscape	$	75,000
	Soft Costs		
	Survey, Geotechnical, Construction Testing	$	75,000
	Permitting	$	35,000
	Furniture and Movable Equipment		
	Movable Equipment	$	100,000
	Design Fees and Expenses (7%)	$	1,197,244
	Misc.	$	-
	Contingency (10%)	$	1,701,348
	Total Owner / Soft Costs	$	3,858,592
	TOTAL PROBABLE PROJECT COST (TPC) - 2020 Dollars*	**$**	**20,212,072**

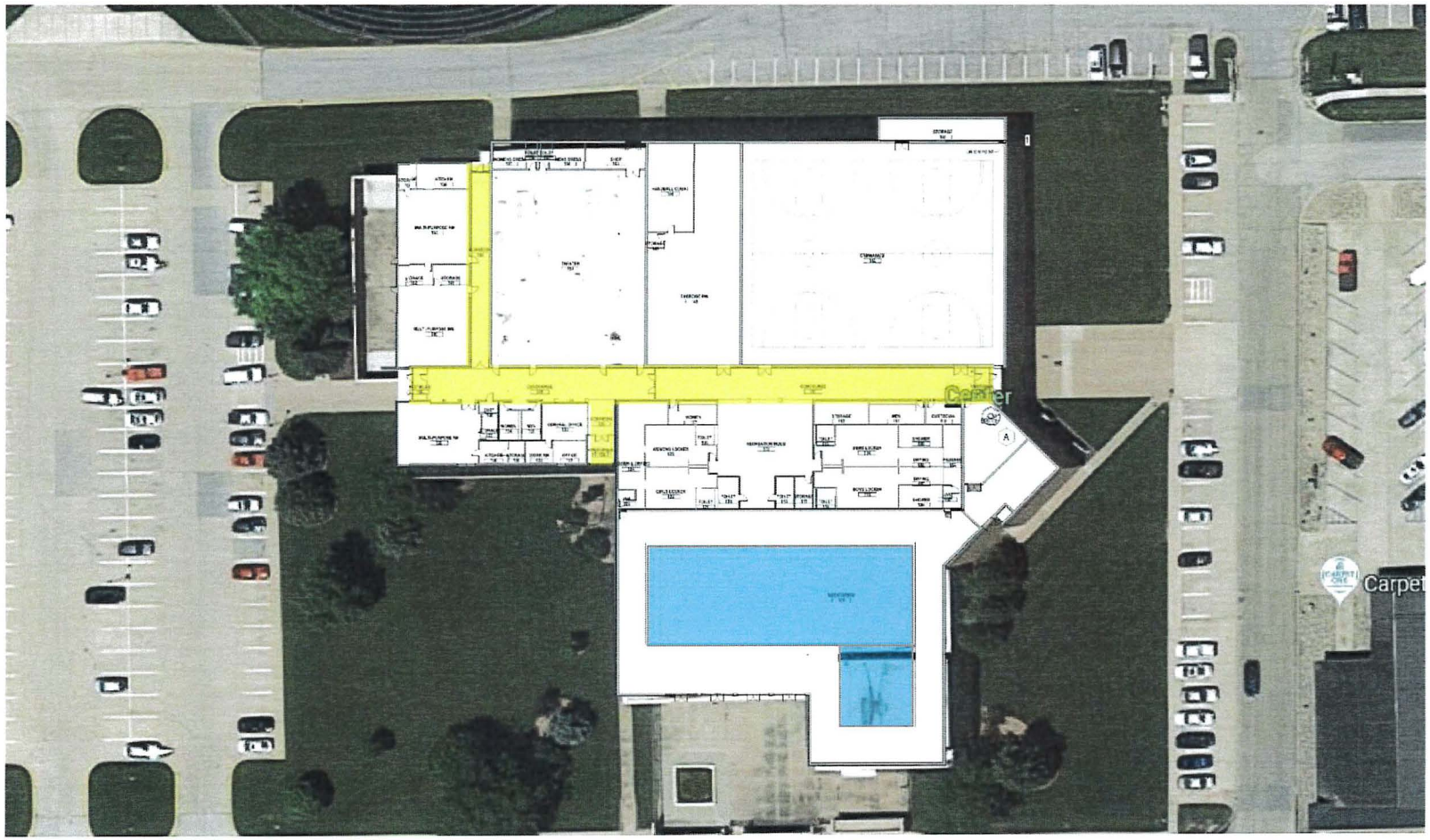
NOTES:

There are many variables with translating this project into 'New Construction' that would have to be considered:

- Cost of land
- Building configuration
- New Aquatics, overall, will be the most expensive spaces
- Exterior 'Skin' and overall type of construction
- Overall Program

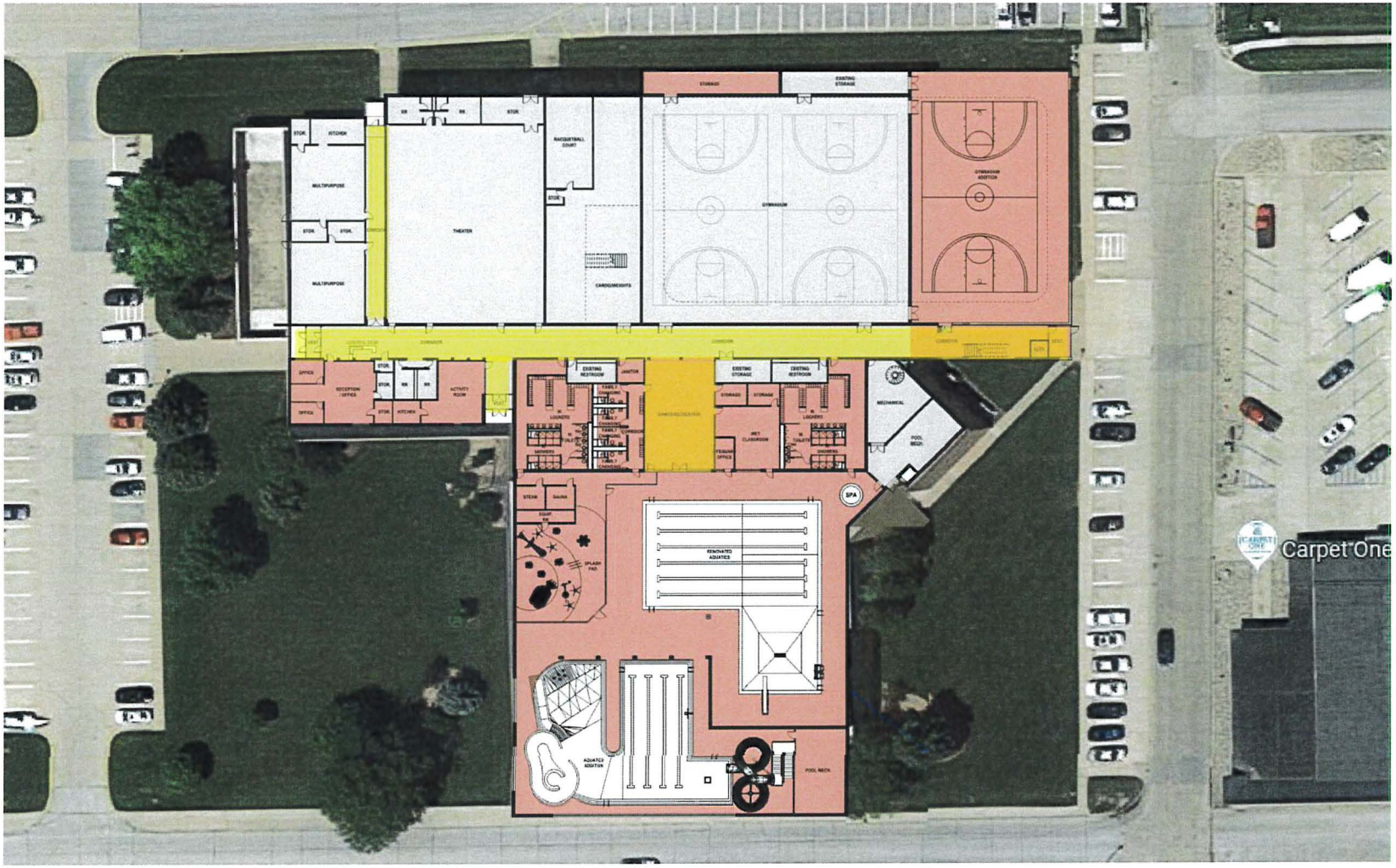
Floor Plan Concepts

City of Carroll – Recreation Center > Existing Floor Plan / Site Plan



City of Carroll – Recreation Center > Design Concept - NEW

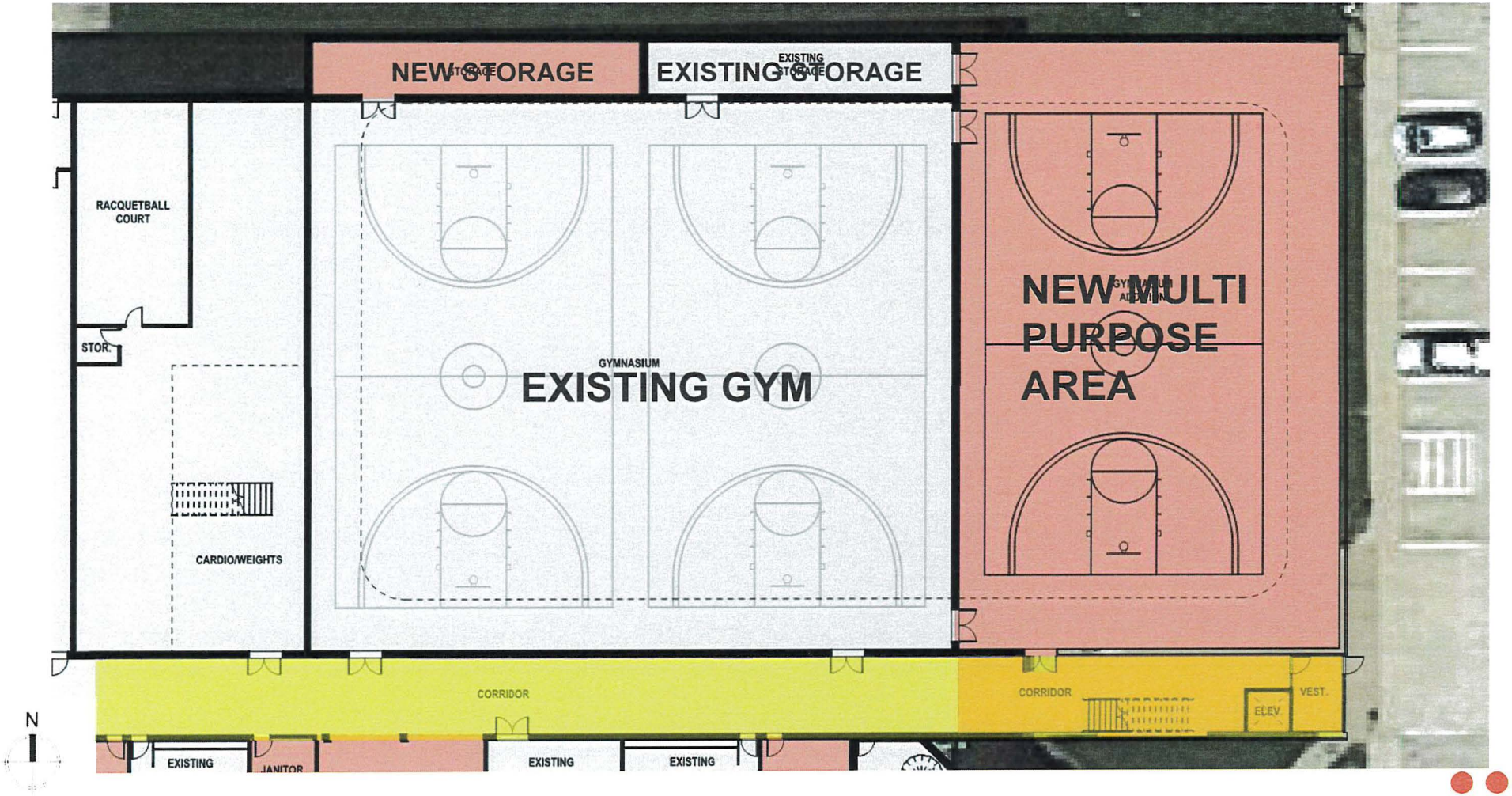
FIRST FLOOR



N

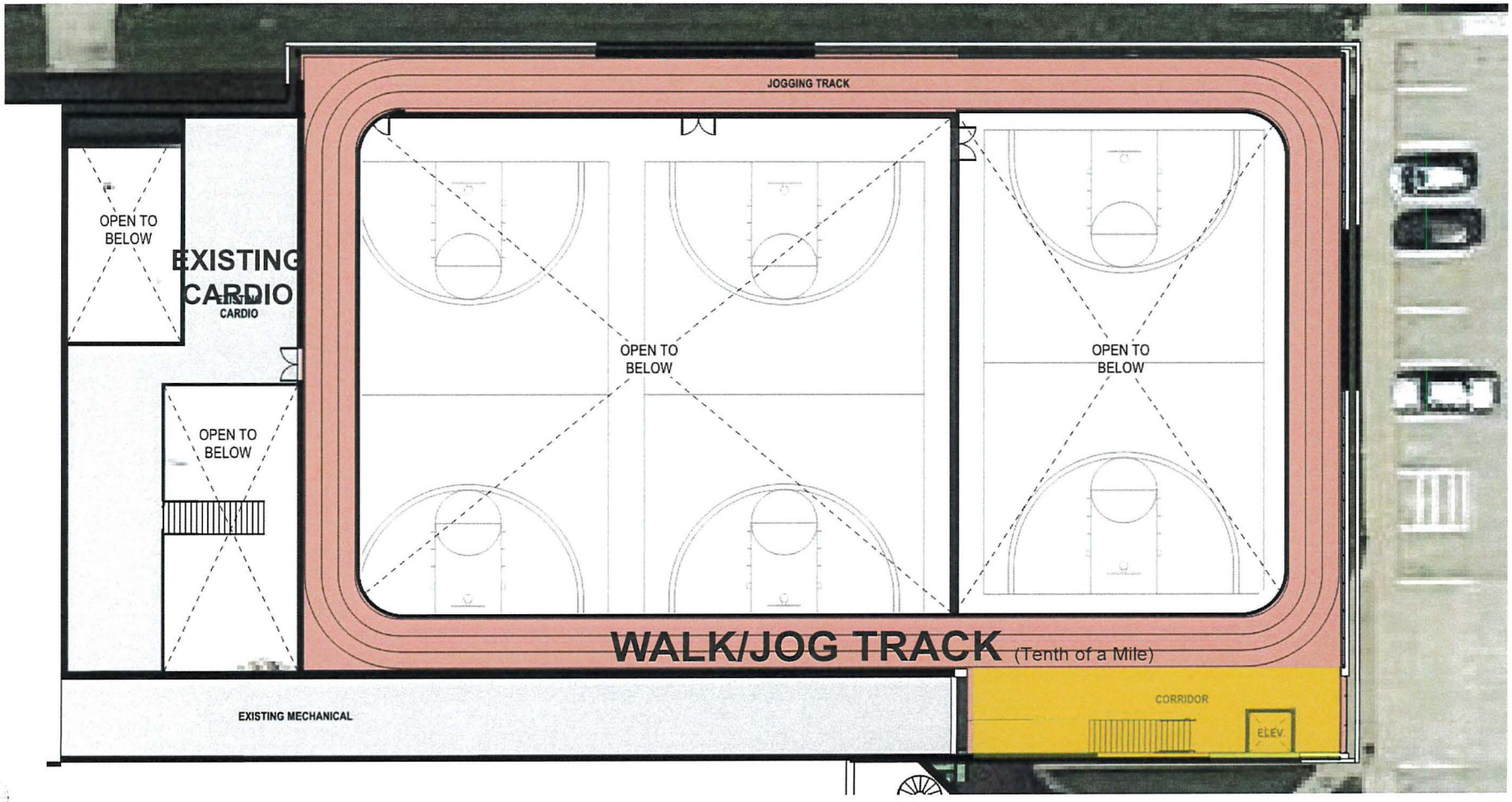
City of Carroll – Recreation Center > Design Concept – NEW

FIRST FLOOR



City of Carroll – Recreation Center > Design Concept – NEW

SECOND FLOOR



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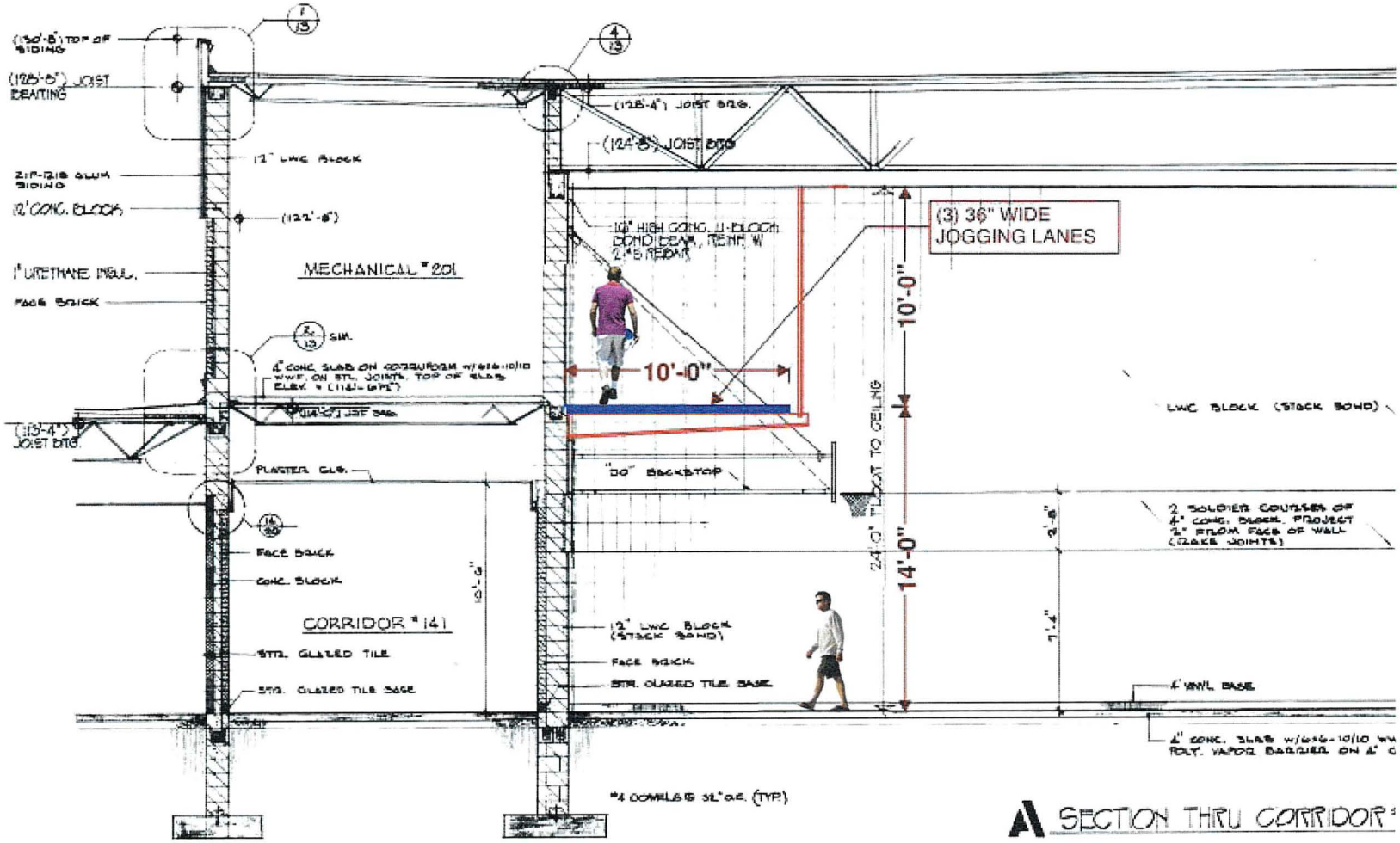
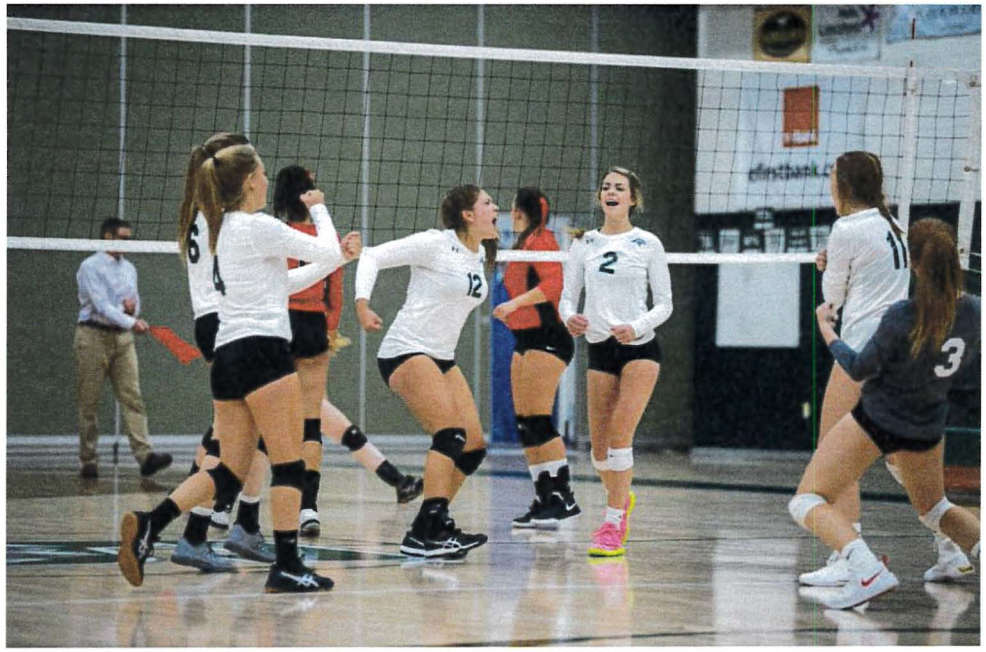
City of Carroll – Recreation Center > Design Concept – Walk/Jog Track



City of Carroll – Recreation Center > Multi Purpose - NEW

Basketball



Volleyball

City of Carroll – Recreation Center > Multi Purpose - NEW

Pickleball

Badminton

City of Carroll – Recreation Center > Multi Purpose - NEW

Futsal

Floor Hockey

City of Carroll – Recreation Center > Multi Purpose - NEW

Inflatables

Play Ground

City of Carroll – Recreation Center > Multi Purpose - NEW

Group Exercise

Parties

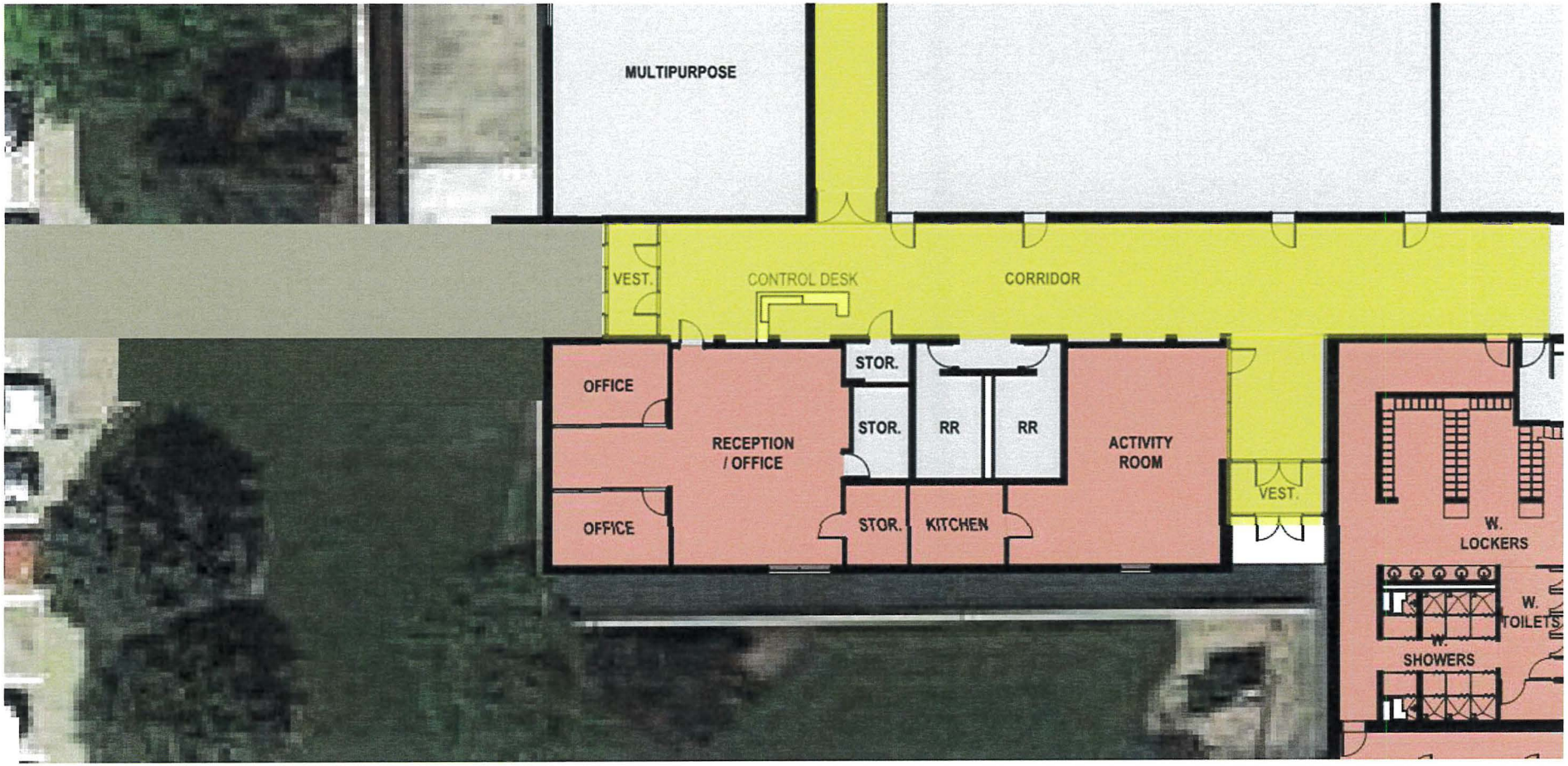
City of Carroll – Recreation Center > Multi Purpose - NEW

Esports

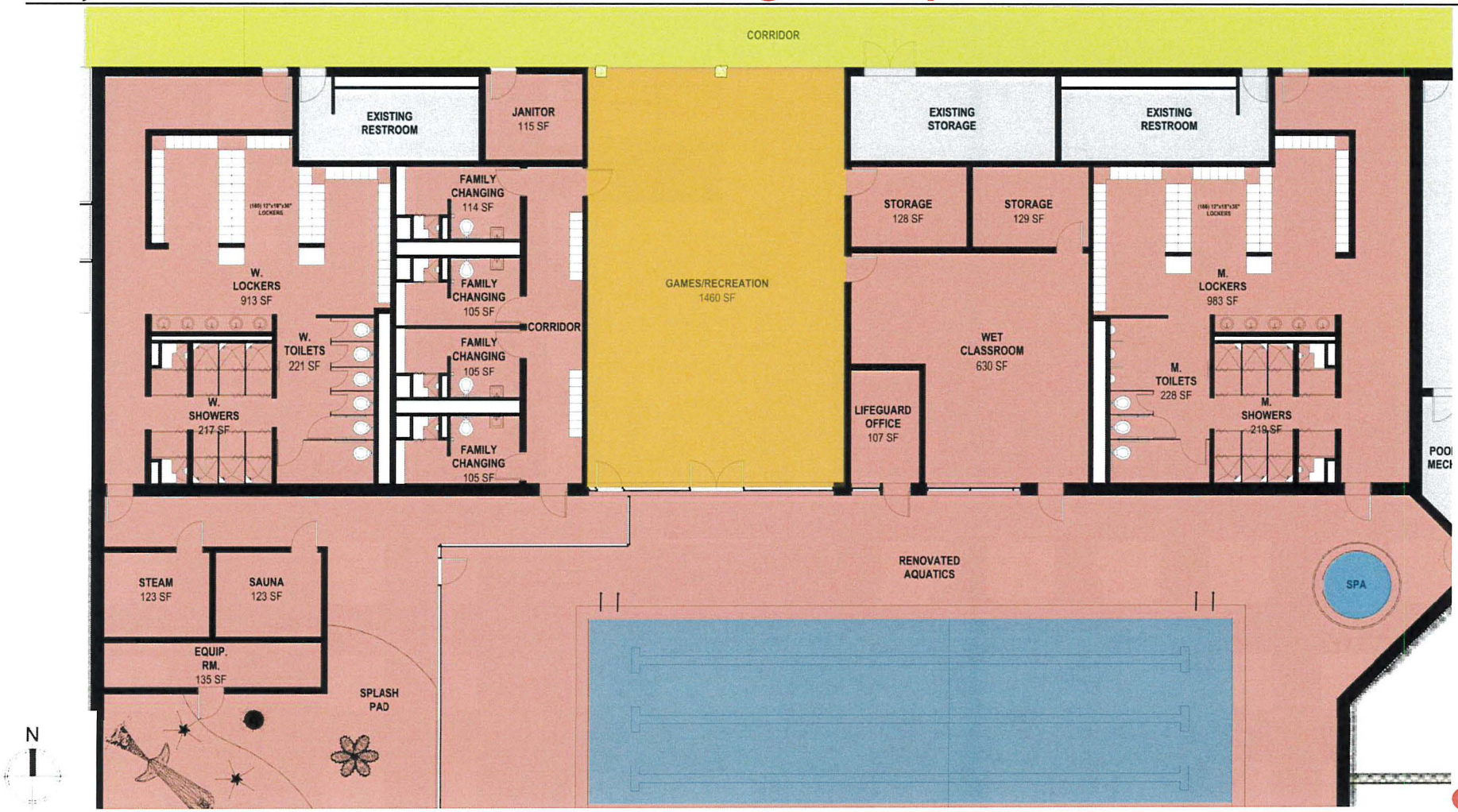
Health Fairs / Exhibits

City of Carroll – Recreation Center > Design Concept – Existing

City of Carroll – Recreation Center > Design Concept – New Construction



City of Carroll – Recreation Center > Design Concept – Locker Rooms - NEW



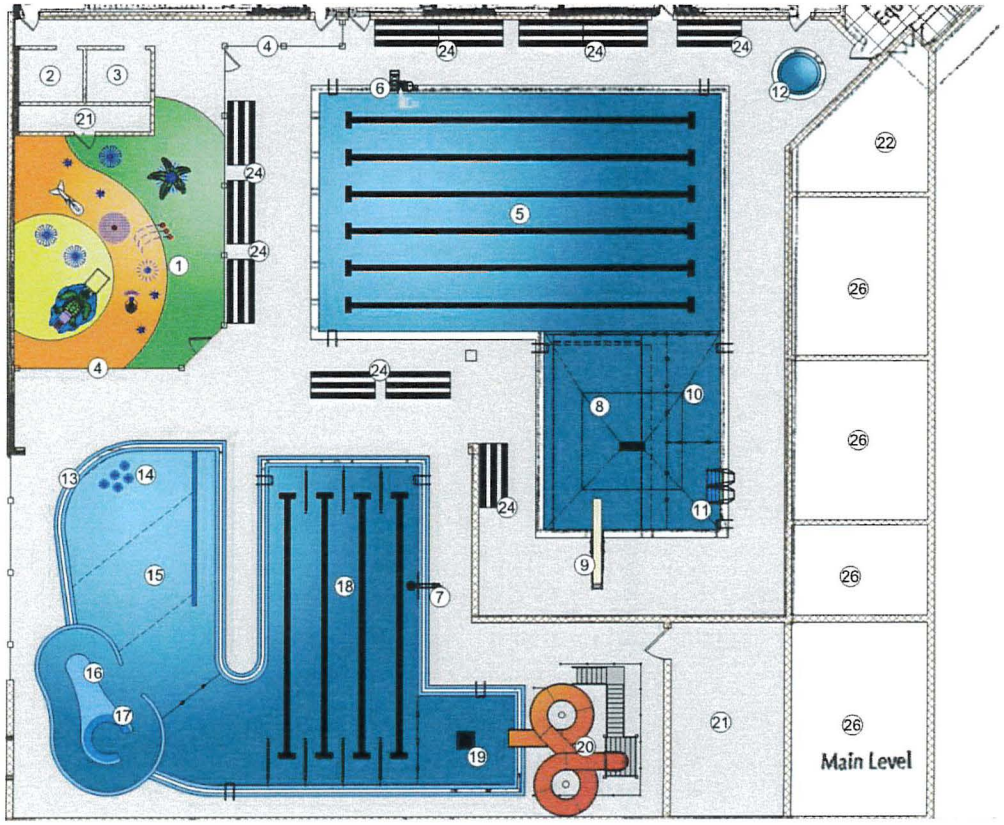
City of Carroll – Recreation Center > Aquatics Plan - NEW

Reuse:

- Six 25-Yard Lanes
- Diving Area w/ 1M Board
- Pool Water Treatment System
- Existing Water Area
  - 4,616 SF (Lap + Diving)
  - 1,610 SF (Shallow)
  - 6,226 Total

Proposed New:

- Four 20-Yard Lanes
- Zero Depth to 3'-0" Warm Pool
- Current Channel
- Plunge area for water slide
- Spray Pad



Existing Lap Pool	4,616	S.F.
Recreational Pool	4,263	S.F.
Total Water Surface Area	8,879	S.F.
Splashpad Area	1,682	S.F.
Total Existing Building Area	15,101	S.F.
Total New Building Area	10,925	S.F.

1. Sprayground
2. Steam Room
3. Sauna Room
4. Glass Curtain Wall
5. Existing (6) Lane 25 Yard Lap Area
6. ADA Lift
7. Basketball Goal
8. Diving Area
9. 1 Meter Diving Board
10. Deep Swim Area
11. Climbing Wall
12. Spa
13. Zero Depth Entry
14. Underwater Bubblers
15. Shallow Play Area
16. Current Channel
17. Therapy Water Seat
18. (4) Lane 25 Yard Lap Area
19. Plunge Area
20. Open Flume Slide
21. Mechanical Room
22. Office
23. Existing Mechanical Room
24. Bleachers
25. Existing Facility
26. Future Rooms

Carroll IA

Exterior / Interior Rendering Images

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

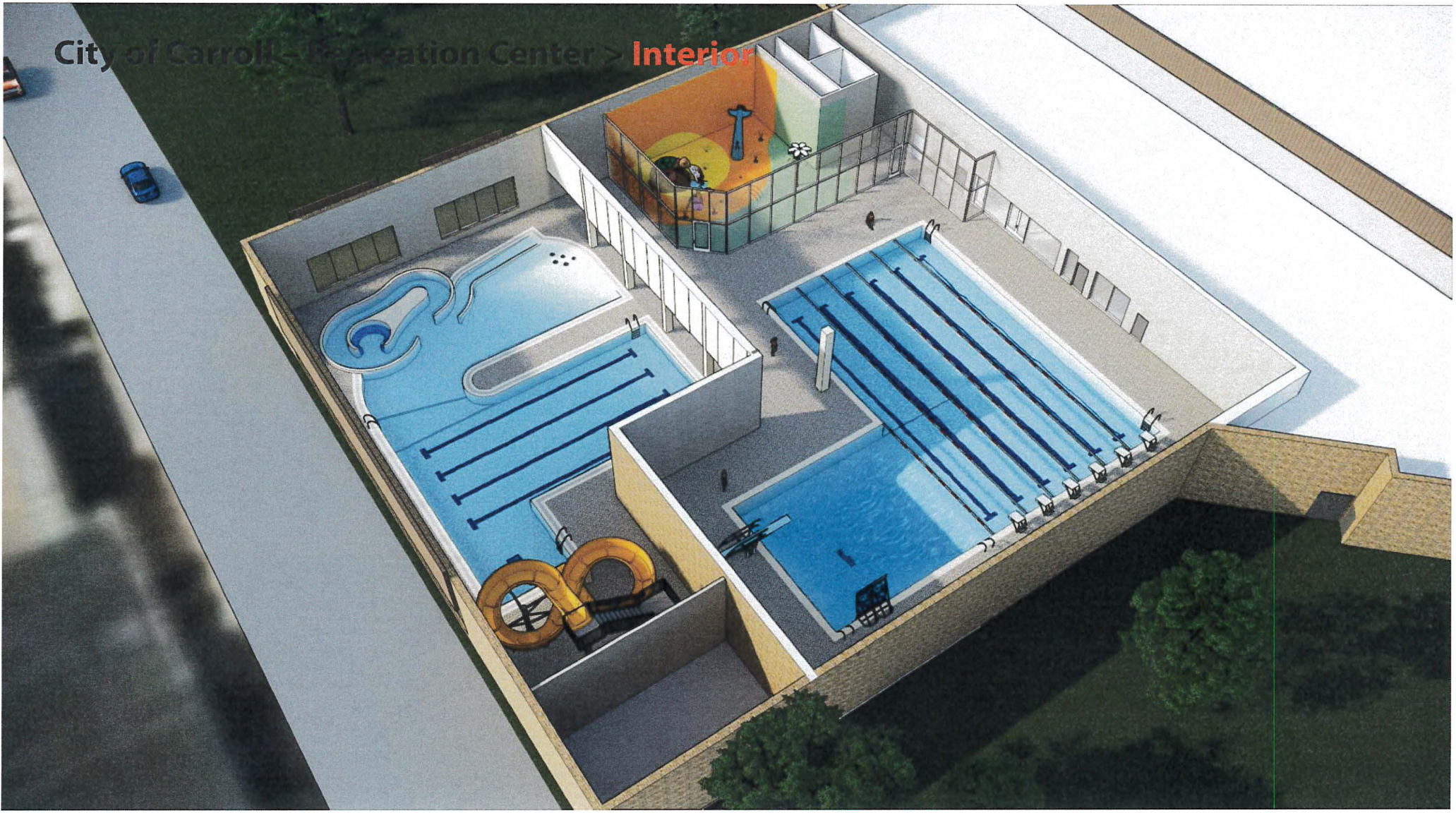
City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Exterior

City of Carroll – Recreation Center > Multi Purpose Gym Addition


City of Carroll – Recreation Center > Interior

City of Carroll – Recreation Center > Interior

City of Carroll – Recreation Center > Interior

City of Carroll – Recreation Center > Interior

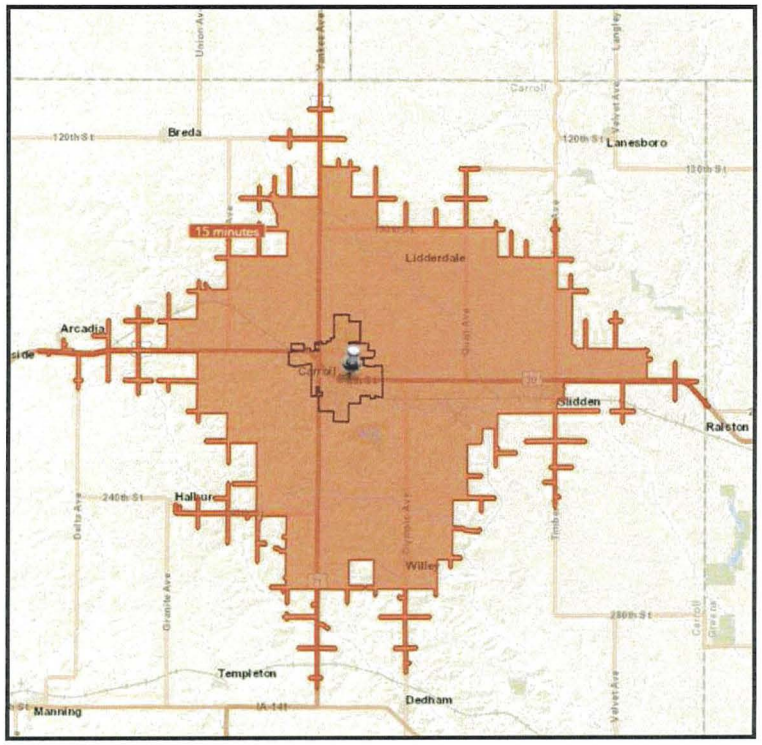
Market Analysis and Operational Planning

Final Report / Discussion

RDg PLANNING DESIGN

BALLARD*KING & ASSOCIATES LTD

Market Assessment



- City of Carroll
- 15-Minute Drive Time

- Population
- Median Age
- Households w/ Children
- Age Distribution
- Tapestry

Primary Service – All Participation

	Average	2010 Population	2019 Population	2024 Population	Difference
Aerobic Exercising	15.3%	1,783	1,786	1,778	-5
Basketball	8.3%	966	967	963	-3
Billiards/Pool	7.7%	897	898	894	-3
Boxing	1.3%	146	146	145	-1
Cheerleading	1.3%	155	155	155	0
Exercise Walking	37.7%	4,376	4,382	4,363	-13
Exercise w/ Equipment	19.9%	2,312	2,315	2,305	-7
Martial Arts/MMA	2.0%	228	228	227	-1
Pickleball	0.7%	82	82	82	0
Pilates	1.5%	174	174	174	-1
Running/Jogging	15.0%	1,749	1,751	1,744	-5
Swimming	15.7%	1,825	1,828	1,820	-5
Volleyball	3.6%	420	421	419	-1
Weightlifting	13.0%	1,515	1,517	1,510	-5
Workout @ Clubs	12.6%	1,464	1,466	1,460	-4
Wrestling	1.4%	159	160	159	0
Yoga	9.9%	1,155	1,157	1,152	-3
Did Not Participate	22.7%	2,638	2,642	2,630	-8

Increasing (past 10 Years)

- Yoga
- Gymnastics
- Aerobic Exercising
- Running/Jogging
- Exercise Walking
- Cheerleading
- Weightlifting
- Pilates
- Basketball
- Soccer
- Pickleball

Decreasing (past 10 years)

- Exercising w/ Equipment
- Workout @ Club
- Bicycle Riding (spinning)
- Boxing
- Volleyball
- Swimming
- Martial Arts/MMA
- Wrestling
- Table Tennis/Ping Pong
- Dart Throwing

Assumptions

- City would continue to operate.
- First year of operation 2022.
- 50 weeks of operation.
- No internal charge backs included

- Hours of Operation
  - Monday-Friday 6:00A-9:00P
  - Saturday 8:00A-7:00P
  - Sunday 10:00A-7:00P
- Continue 24 Hour Access for Fitness
- Expansion of gym and aquatics.
- Inclusion of walk/jog track.

Staffing Levels Considered

Part-Time

- Lead Front Desk Attendant
- Front Desk Attendant
- Gym Attendant
- Lead Lifeguard
- Lifeguard
- Instructors (various)

Full-Time Considerations

- **Parks & Rec. Director**
- **Rec. Director**
- Membership Coordinator
- Aquatics Coordinator
- **Aquatics/Fitness Supervisor**
- **Building Superintendent**
- Municipal Service Worker
- Custodial Staff (2)

Rentals

- Activity Rooms
- 1 Court
- 2 Court
- All Courts
- Lap Lanes

Programs

- Aquatic Group Ex.
- Swim Lessons
- Private Swim Lessons
- Birthday Parties
- Dive-In-Movies
- Little Swimmers (parent-tot)
- Specialty Sport Camp
- Gym Time (parent-tot)
- Drop-In Adult Leagues
- After School Program

Proposed Rate Structure

Current	Monthly	Annual	PAMP
Family	$ 50.00	$453.00	$ 37.75
Single Parent Family	$ 47.00	$399.00	$ 33.25
Adult	$ 31.00	$228.00	$ 19.00
College Student	$ 29.00	$204.00	$ 17.00
Youth	$ 23.00	$156.00	$ 13.00
Senior Citizen	$ 29.00	$204.00	$ 17.00
Senior Couple	$ 45.00	$360.00	$ 30.00

Proposed New Rates	Monthly	Annual	PAMP
Family	$ 55.00	$480.00	$ 40.00
Single Parent Family	$ 50.00	$420.00	$ 35.00
Adult	$ 35.00	$240.00	$ 20.00
College Student	$ 32.00	$216.00	$ 18.00
Youth	$ 25.00	$168.00	$ 14.00
Senior Citizen	$ 30.00	$216.00	$ 18.00
Senior Couple	$ 40.00	$384.00	$ 32.00

Daily Admission		
Youth	$ 5.00	$ 6.00
Adult	$ 8.00	$ 9.00

Proposed Rate Structure

Income Adjusted Membership	Monthly	Annual	PAMP
Family	$ 27.50	$240.00	$ 20.00
Single Parent Family	$ 25.00	$210.00	$ 17.50
Adult	$ 17.50	$120.00	$ 10.00
College Student	$ 16.00	$108.00	$ 9.00
Youth	$ 12.50	$ 84.00	$ 7.00
Senior Citizen	$ 15.00	$108.00	$ 9.00
Senior Couple	$ 20.00	$192.00	$ 16.00

Community Survey Results

Final Report / Discussion

RDg PLANNING DESIGN

ETC INSTITUTE

Methodology

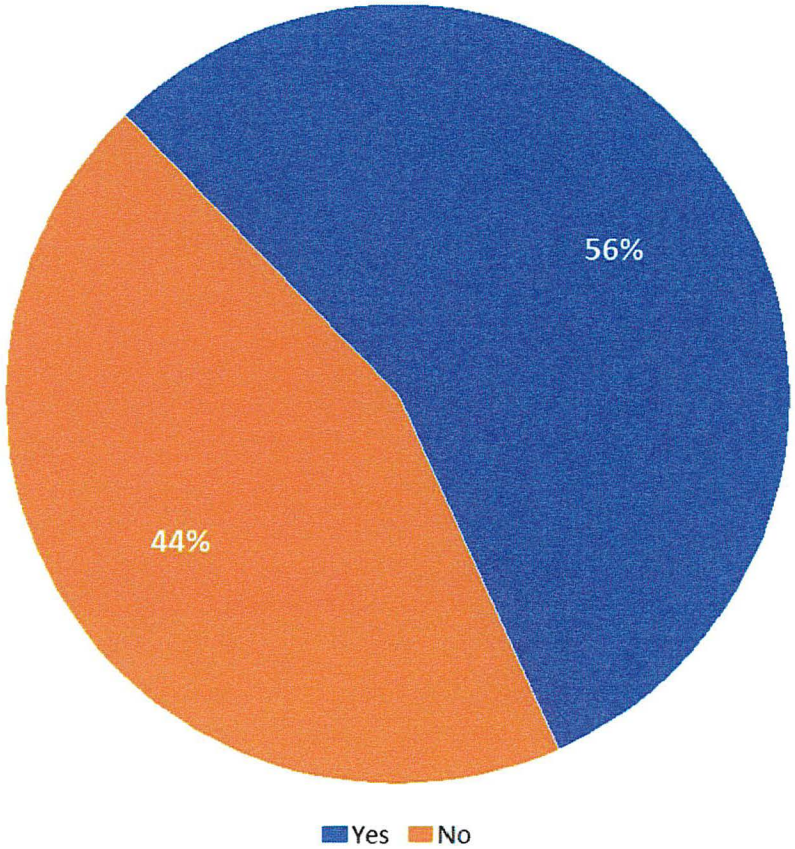
- **Survey Description**
  - six-page survey
  - each survey took approximately 15-20 minutes to complete
- **Method of Administration**
  - by mail and online to randomly selected sample of households throughout the City
- **Sample size:**
  - Goal number of surveys: 300
  - Goal far exceeded: 392
  - demographics of survey respondents accurately reflects the actual population of the City
- **Confidence level:** 95%
- **Margin of error:** +/- 4.8% overall

Topic #1

Current Usage of the Carroll Recreation Center

Q7. Within the last year have you or members of your household utilized the Carroll Recreation Center?

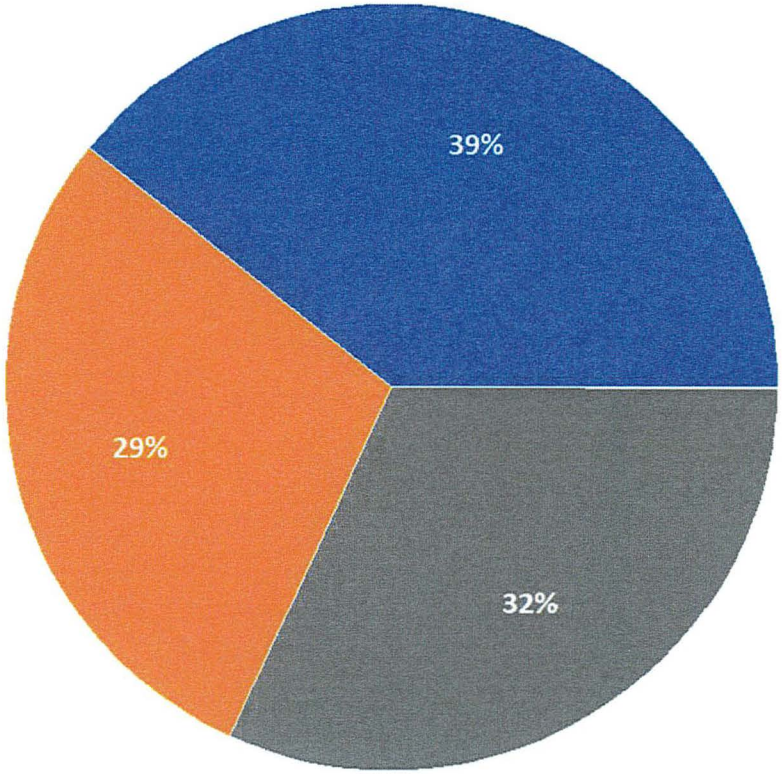
by percentage of respondents



Source: ETC Institute (2019)

Q7a. How often do you or your household use the Carroll Recreation Center?

by percentage of respondents who utilized the Carroll Recreation Center



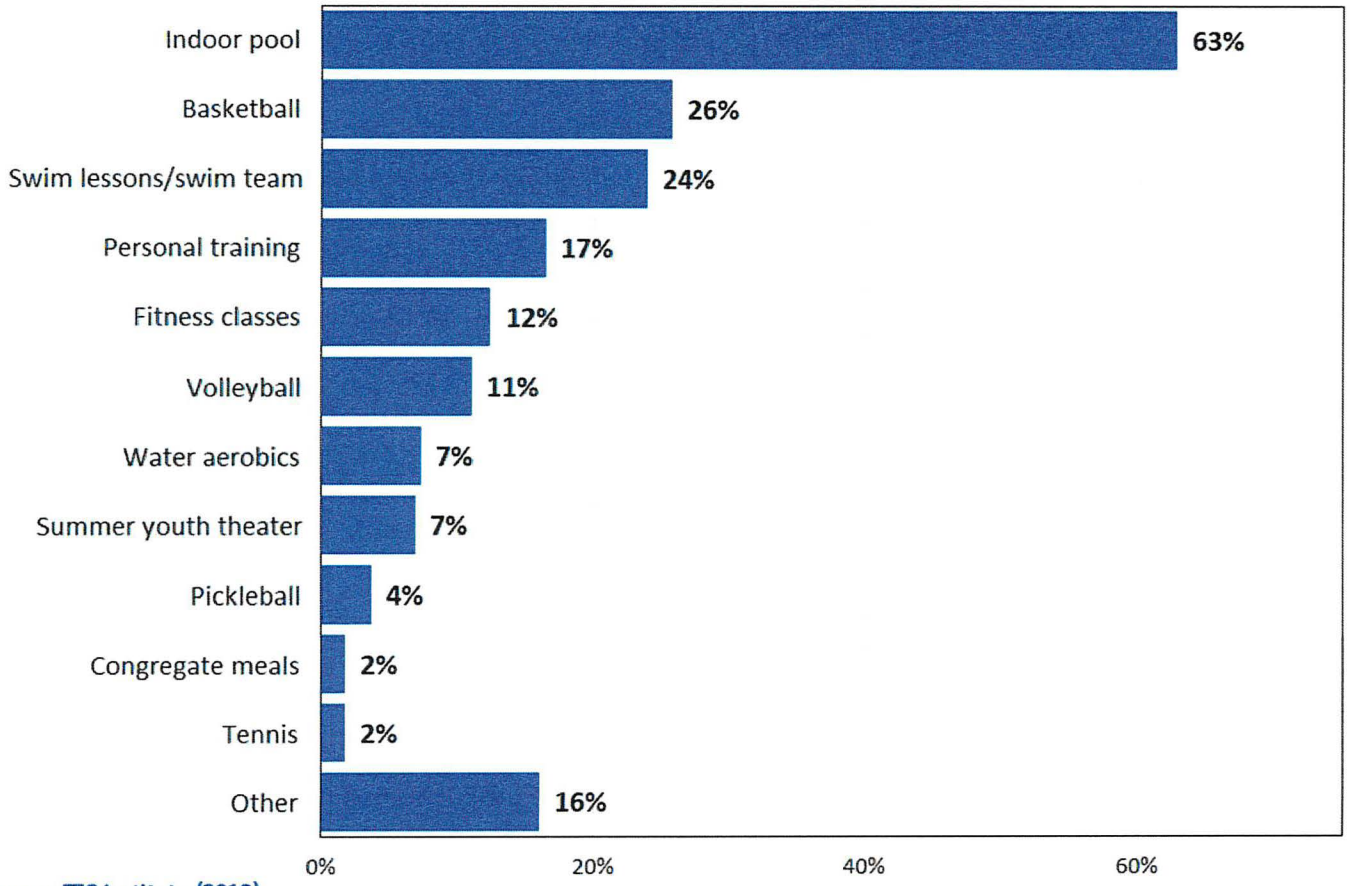
Use often (once a week or more) Use sometimes (once a month) Rarely (several times a year)

Source: ETC Institute (2019)

68% of Households That Use the Carroll Recreation Center Use it at Least Monthly

Q7b. What programs do you and members of your household take part in at the Carroll Recreation Center?

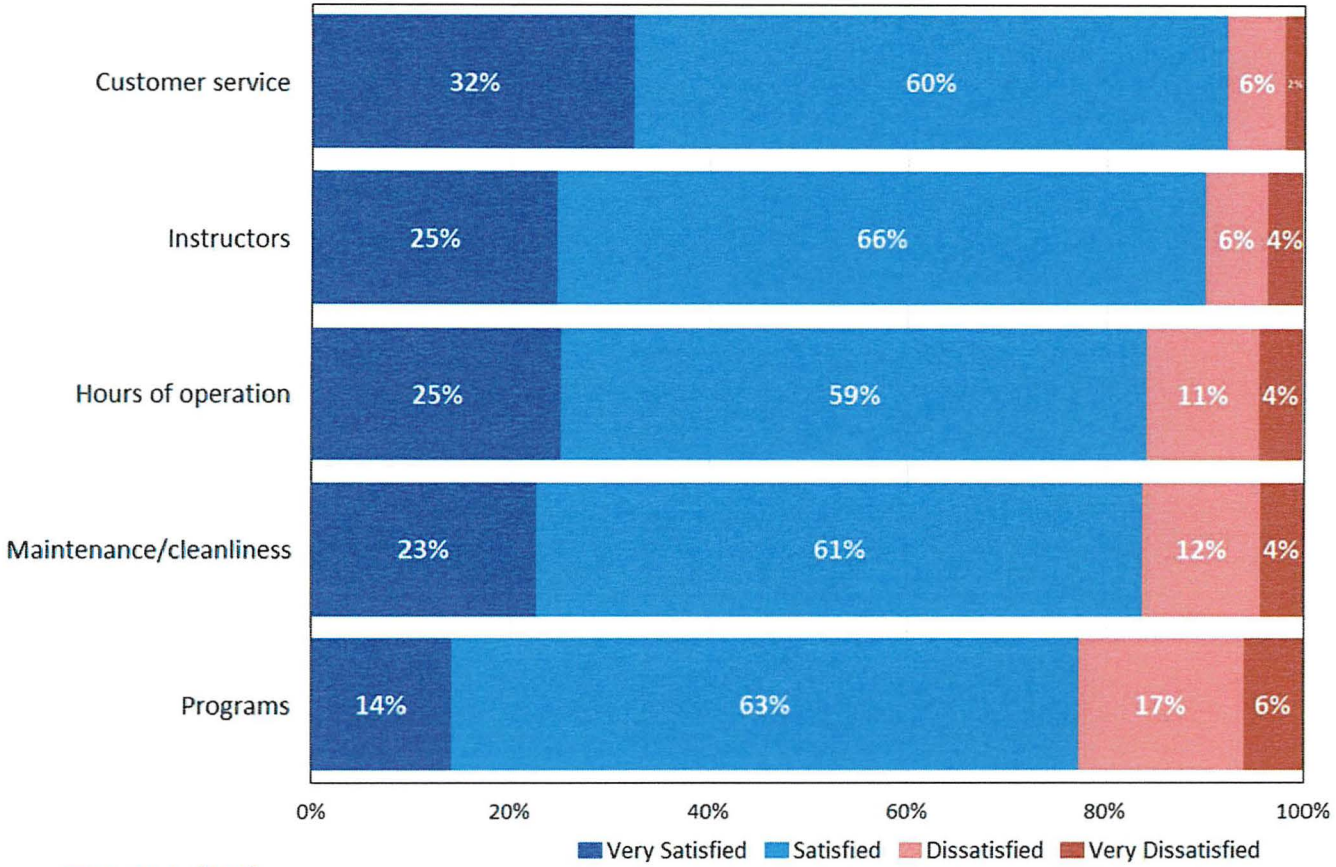
by percentage of respondents who utilized the Carroll Recreation Center (multiple choices could be made)



Source: ETC Institute (2019)

Q7-c. How satisfied are you with the following operational aspects of the Carroll Recreation Center ?

by percentage of respondents who utilized the Carroll Recreation Center

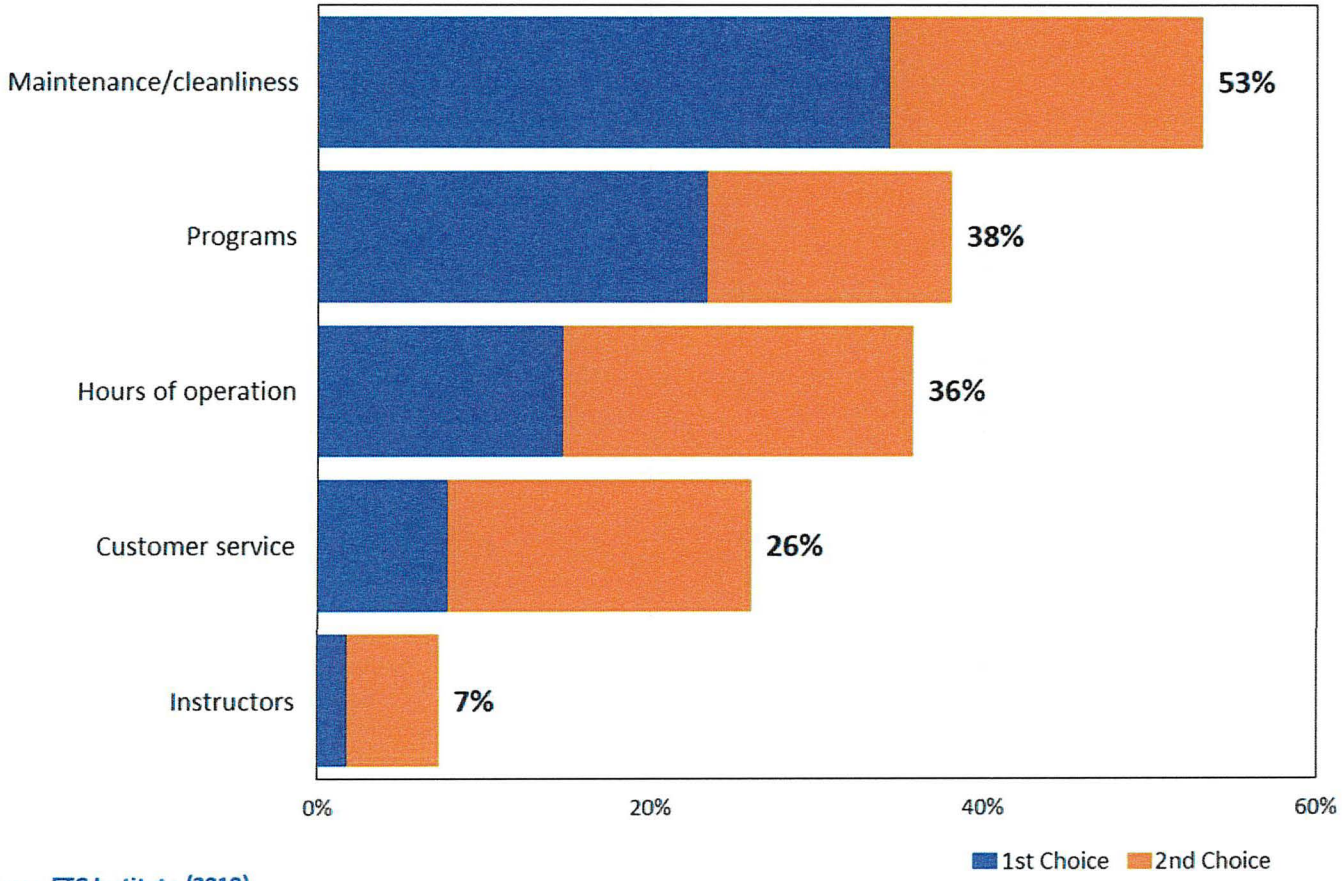


Source: ETC Institute (2019)

High Satisfaction with the Operational Aspects of the Carroll Recreation Center

Q7d. Which operational aspects are most important to your enjoyment of the Carroll Recreation Center?

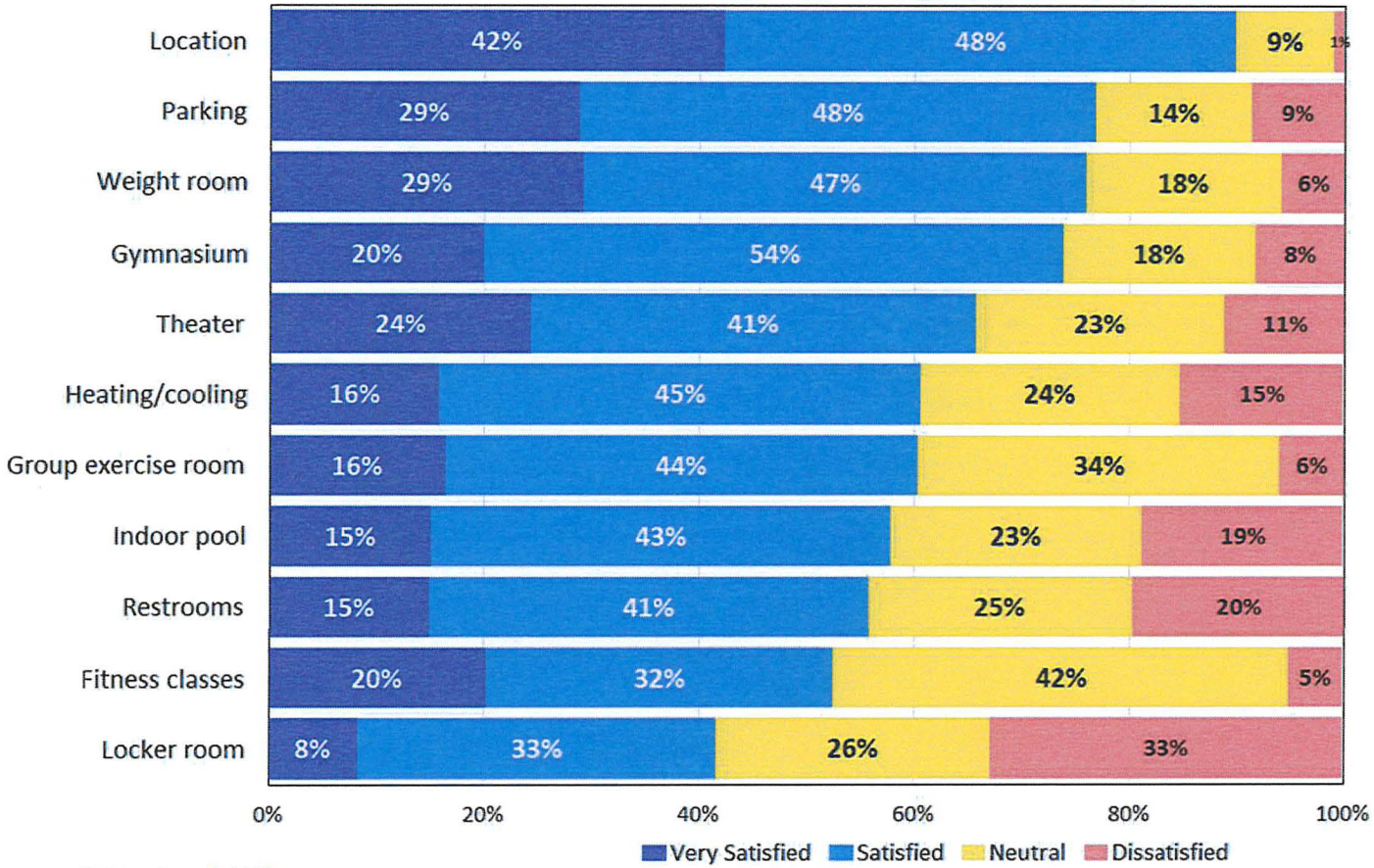
by percentage of respondents who utilized the Carroll Recreation Center and selected the items as one of their top two choices



Source: ETC Institute (2019)

Q7-e. How satisfied are you with the following major components of the Carroll Recreation Center?

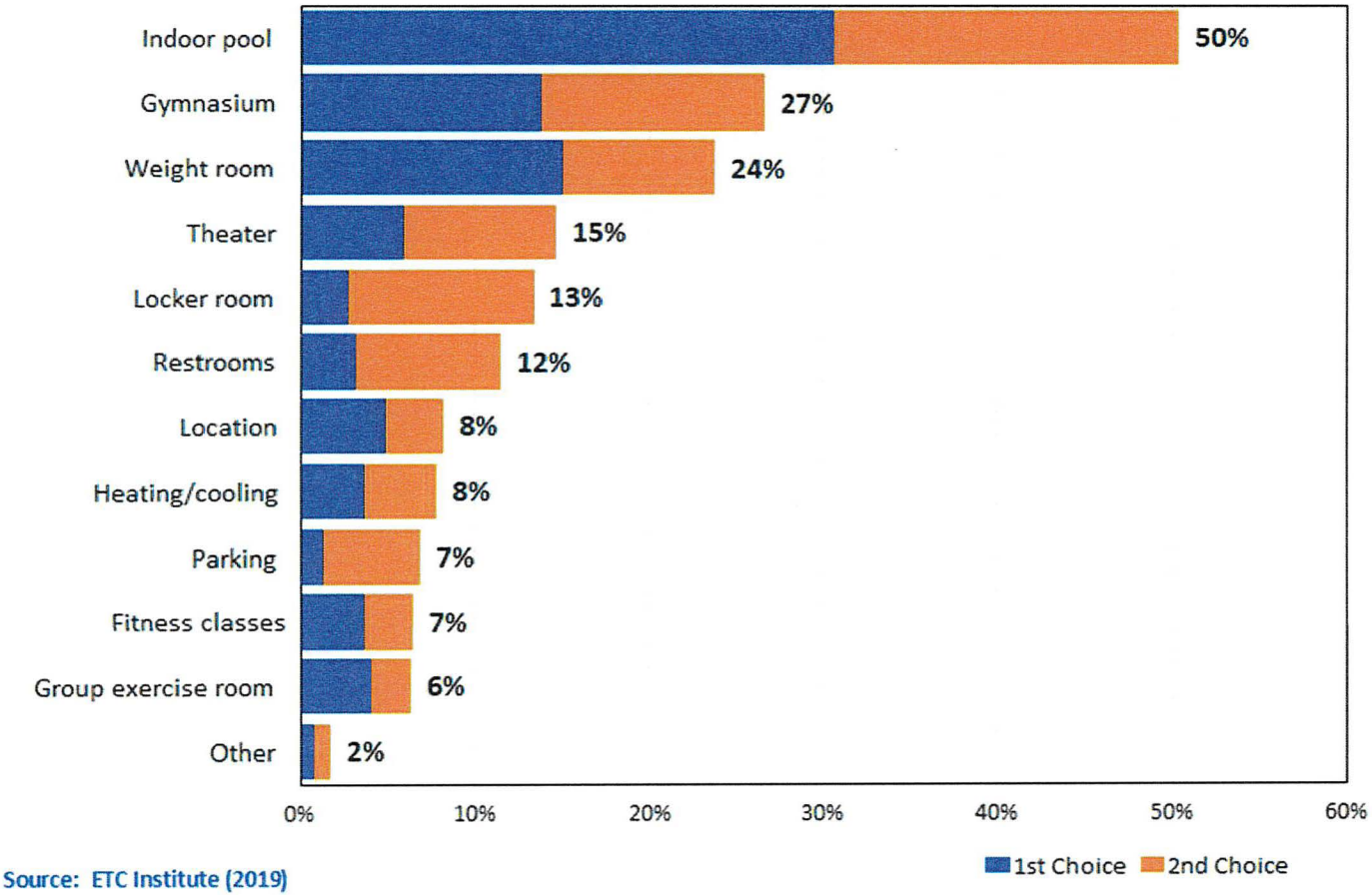
by percentage of respondents who utilized the Carroll Recreation Center



Source: ETC Institute (2019)

Q7f. Which major components are most important to your enjoyment of the Carroll Recreation Center?

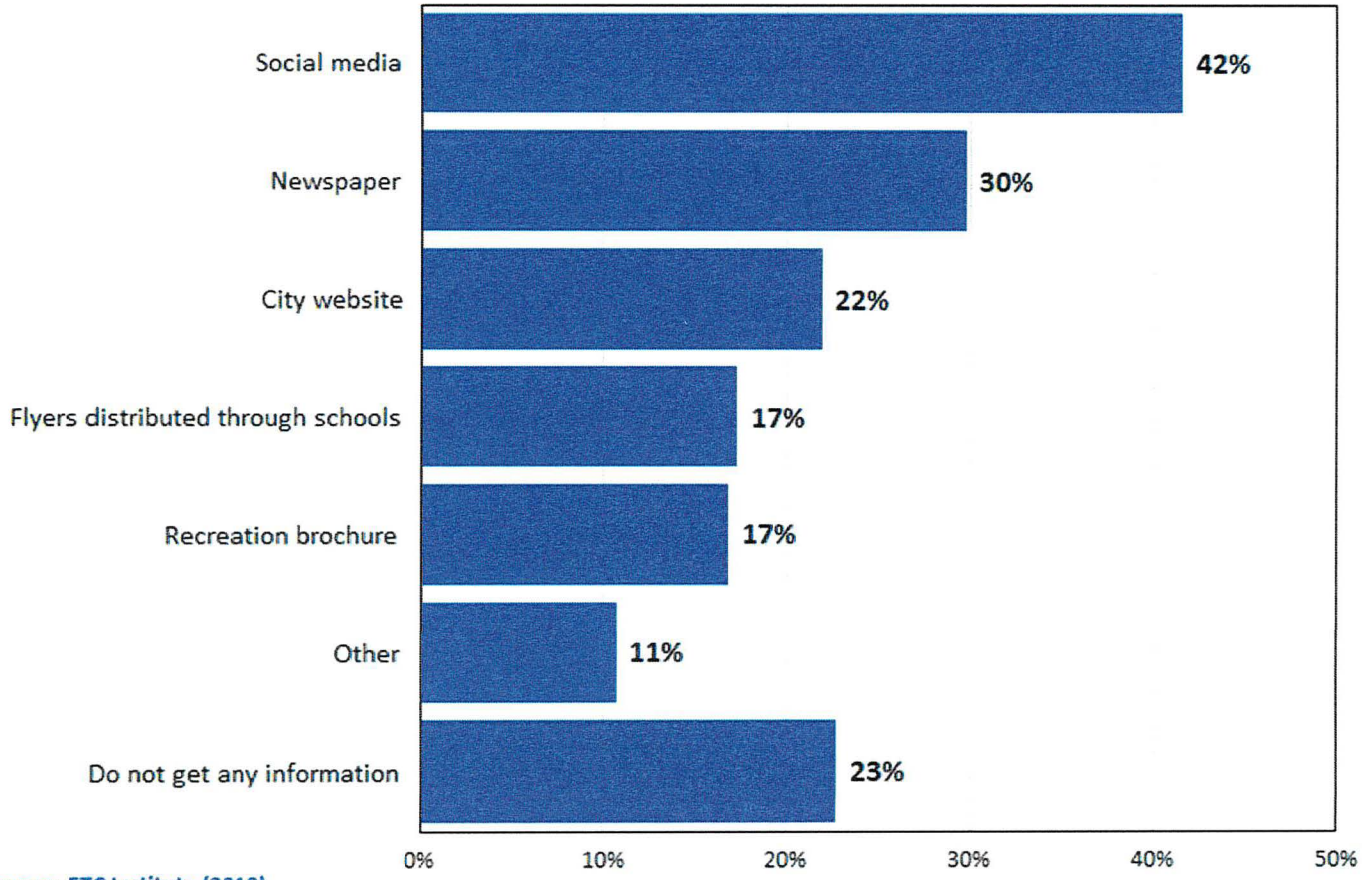
by percentage of respondents who utilized the Carroll Recreation Center and selected the items as one of their top two choices



Source: ETC Institute (2019)

Q16. Ways households find out about Carroll recreation programs and services

by percentage of respondents (multiple choices could be made)



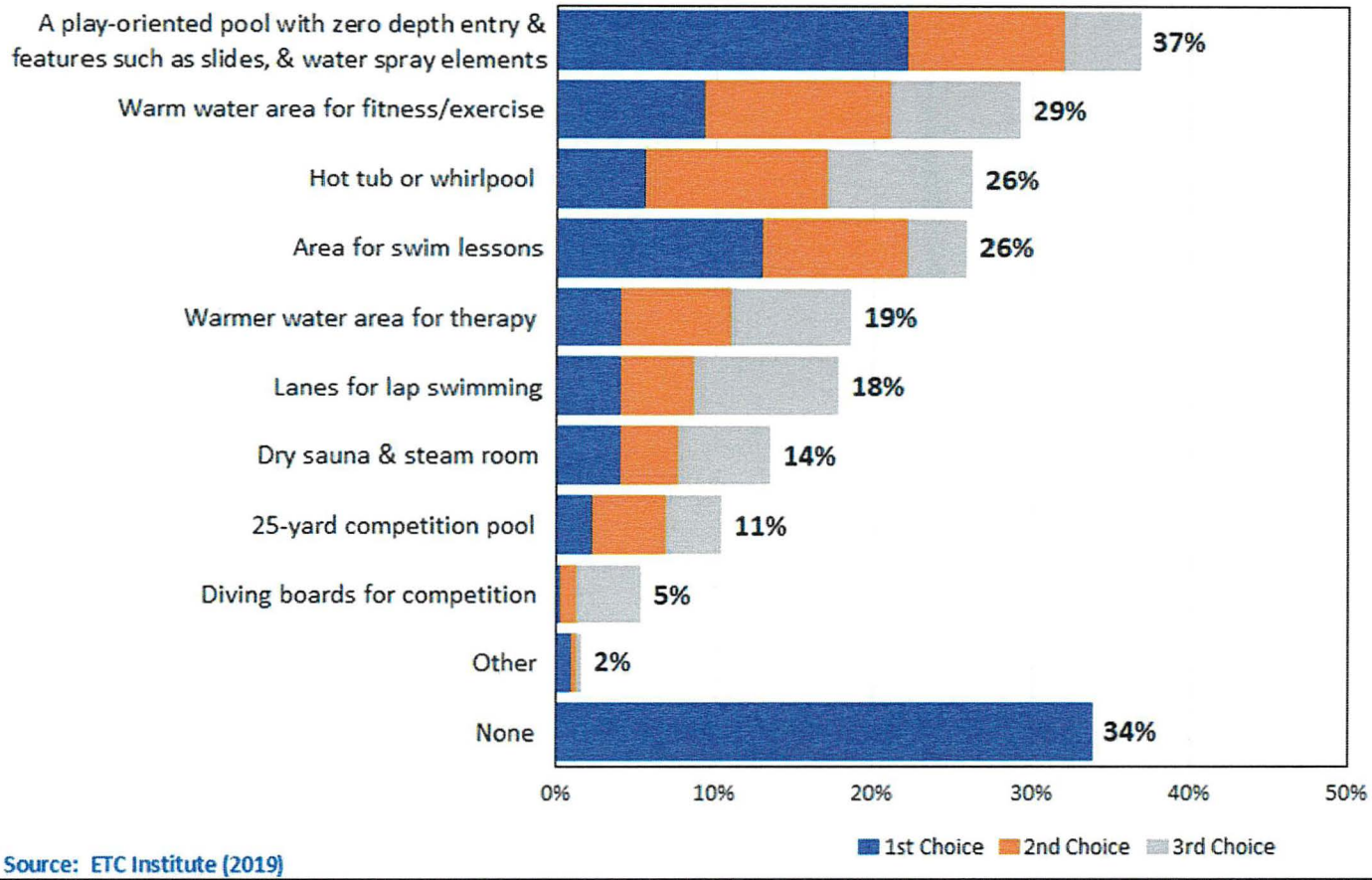
Source: ETC Institute (2019)

Topic #2

Potential Improvements to the Carroll Recreation Center

Q10. Which aquatic features do you and members of your household feel are most needed in an indoor aquatic center?

by percentage of respondents who selected the items as one of their top three choices

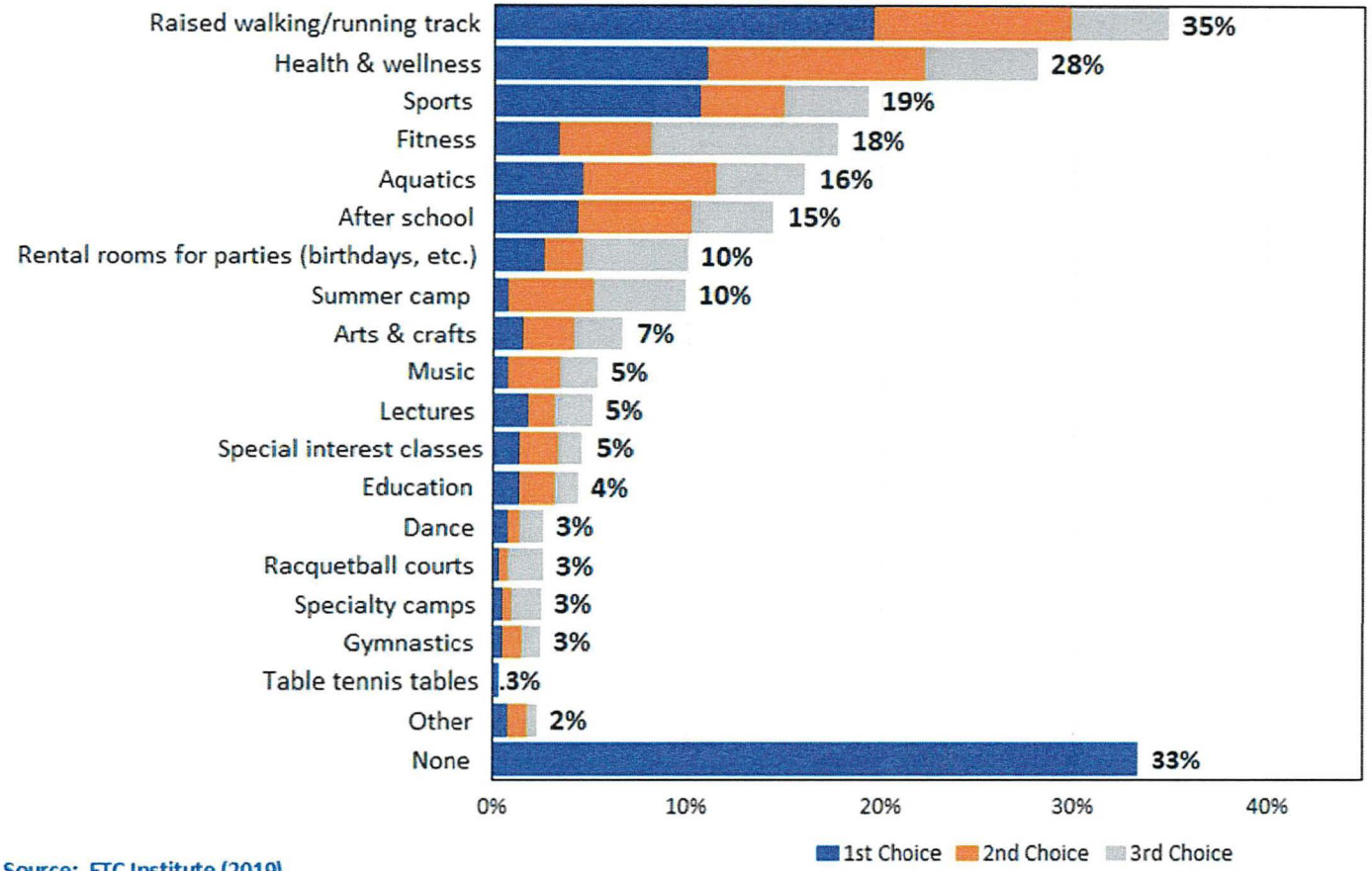


Source: ETC Institute (2019)

66% of Households Feel at Least Once Indoor Aquatic Feature Is Needed

Q12. Which recreation program areas do you and members of your household feel are most needed in an indoor aquatic center?

by percentage of respondents who selected the items as one of their top three choices

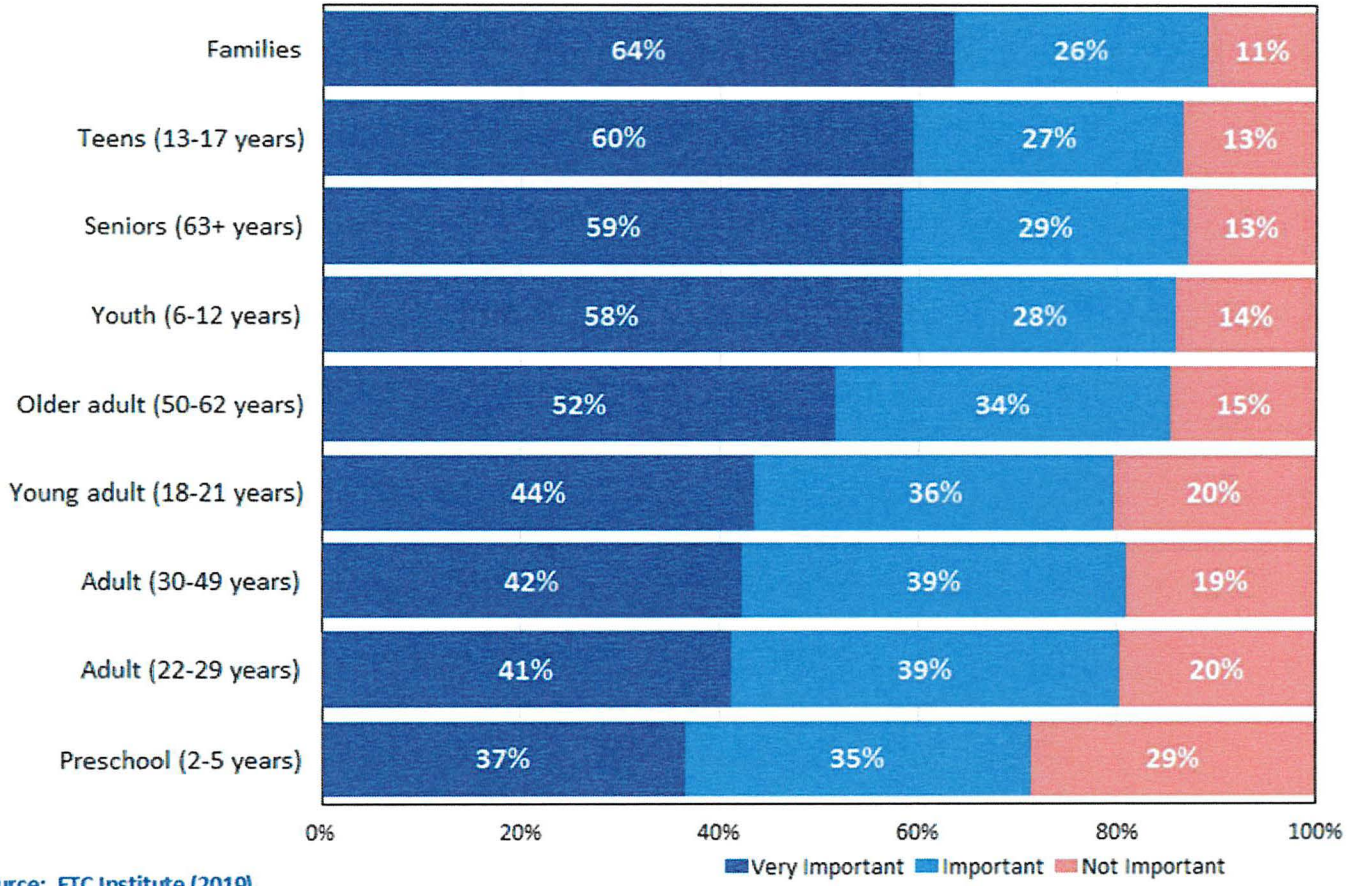


Source: ETC Institute (2019)

67% of Households Feel at Least Once Recreation Program Area Is Needed

Q13. Importance of the Carroll Recreation Center Serving Various Groups of Residents

by percentage of respondents



Source: ETC Institute (2019)

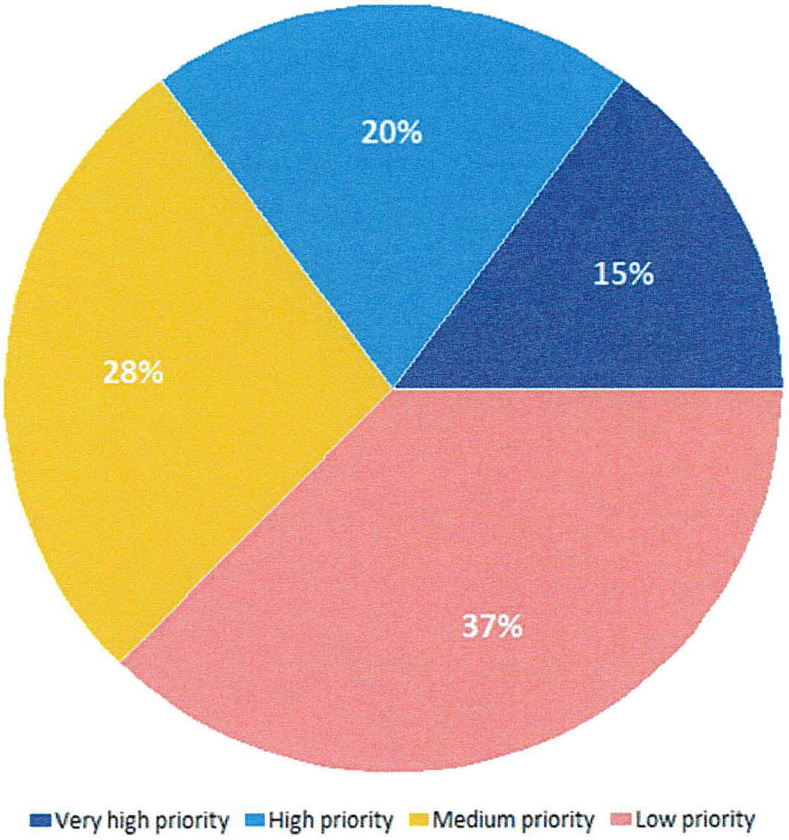
Over 70% of Households Feel It's Important to Serve All Groups of Residents

Topic #3

Prioritizing Improvements to the Carroll Recreation Center

Q14. Compared to other issues in Carroll, what priority is the development of an updated recreation center?

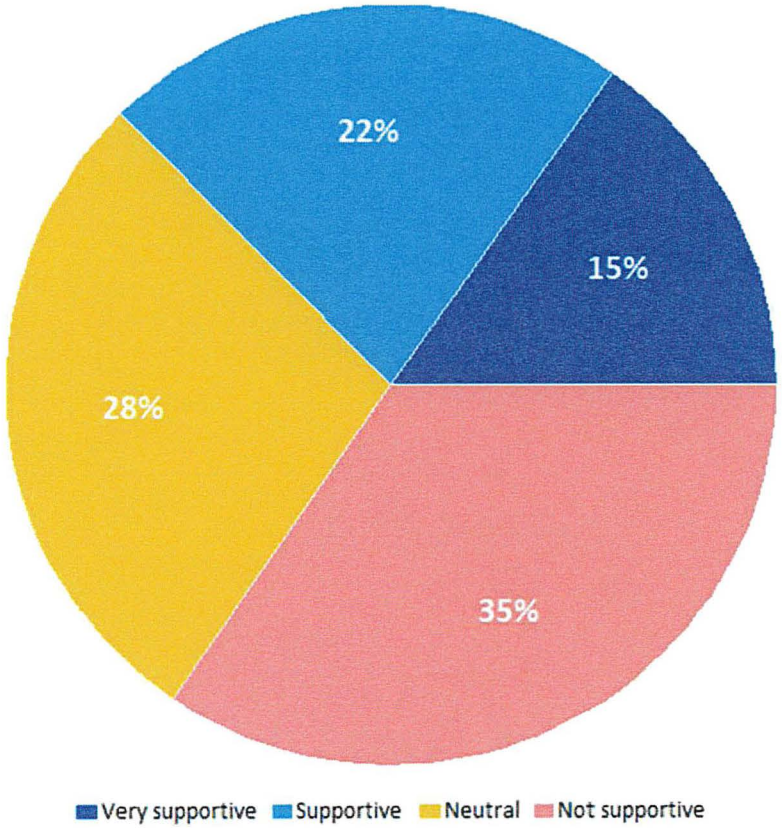
by percentage of respondents



Source: ETC Institute (2019)

Q15. How supportive are you of Carroll Parks and Recreation operating a licensed daycare inside an updated recreation center?

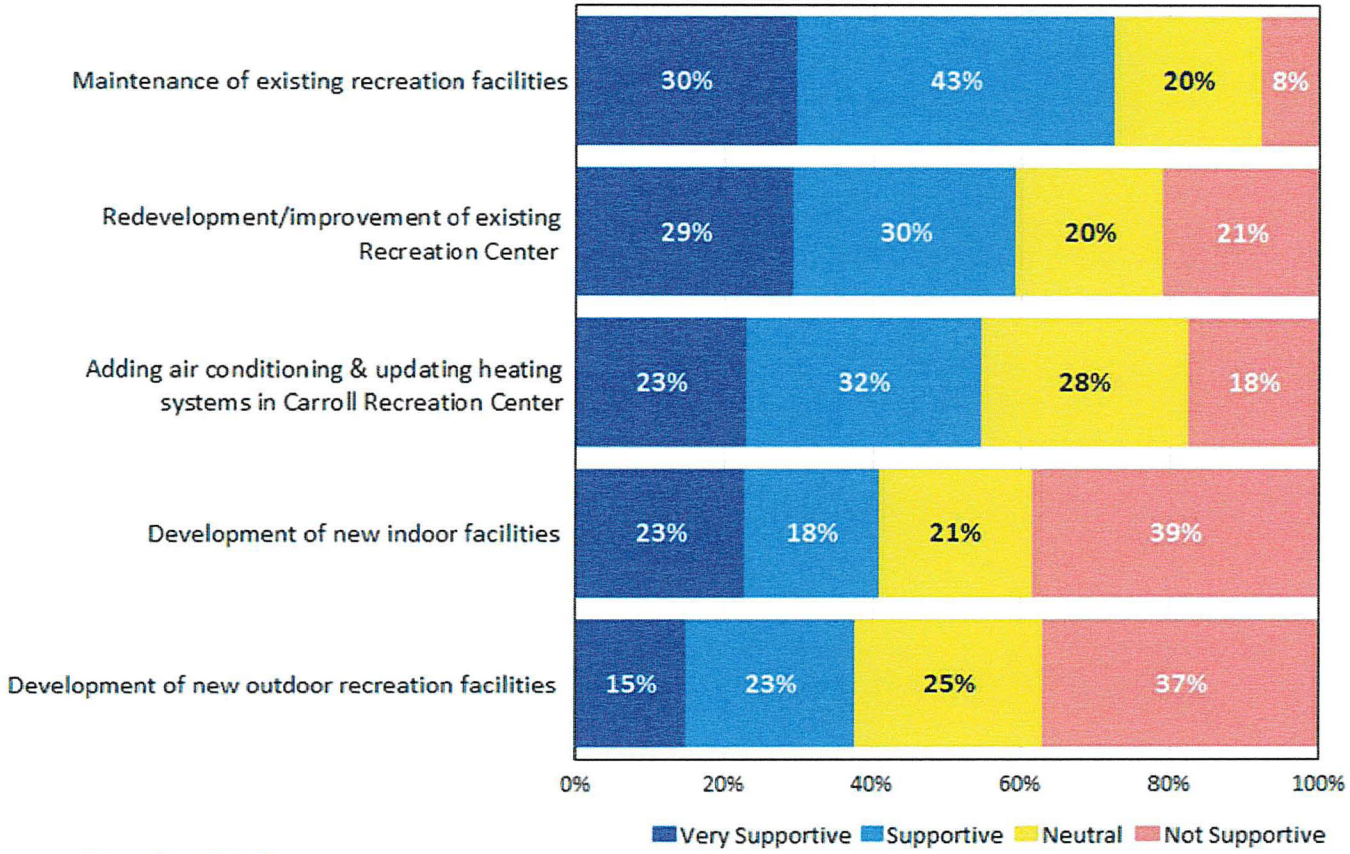
by percentage of respondents



Source: ETC Institute (2019)

Q18. How supportive are you of the potential actions the City of Carroll could take to enhance their recreation offerings?

by percentage of respondents (excluding don't knows)

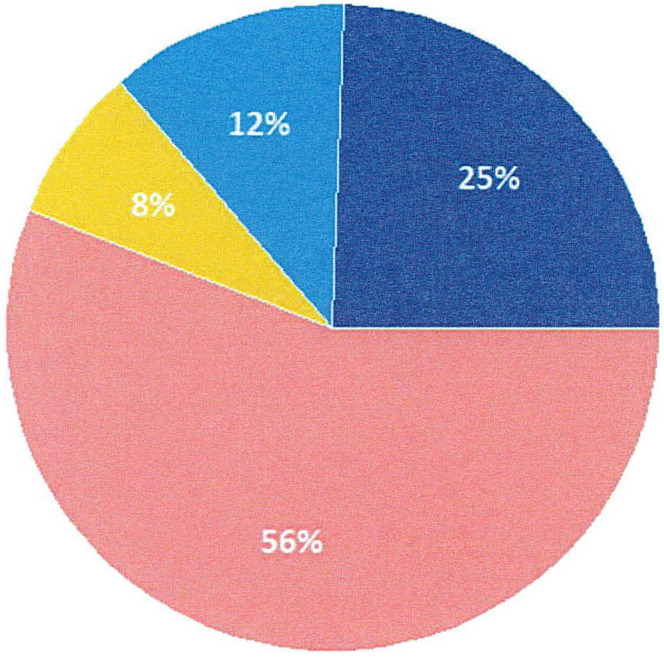


Source: ETC Institute (2019)

59% of Households Are Supportive of Redevelopment/Improvement of the Existing Recreation Center, Compared to 21% Who Are Not Supportive

Q19. How much additional property taxes would you pay per year to help support the development of an improved Carroll Recreation Center that includes features most important to your household?

by percentage of respondents

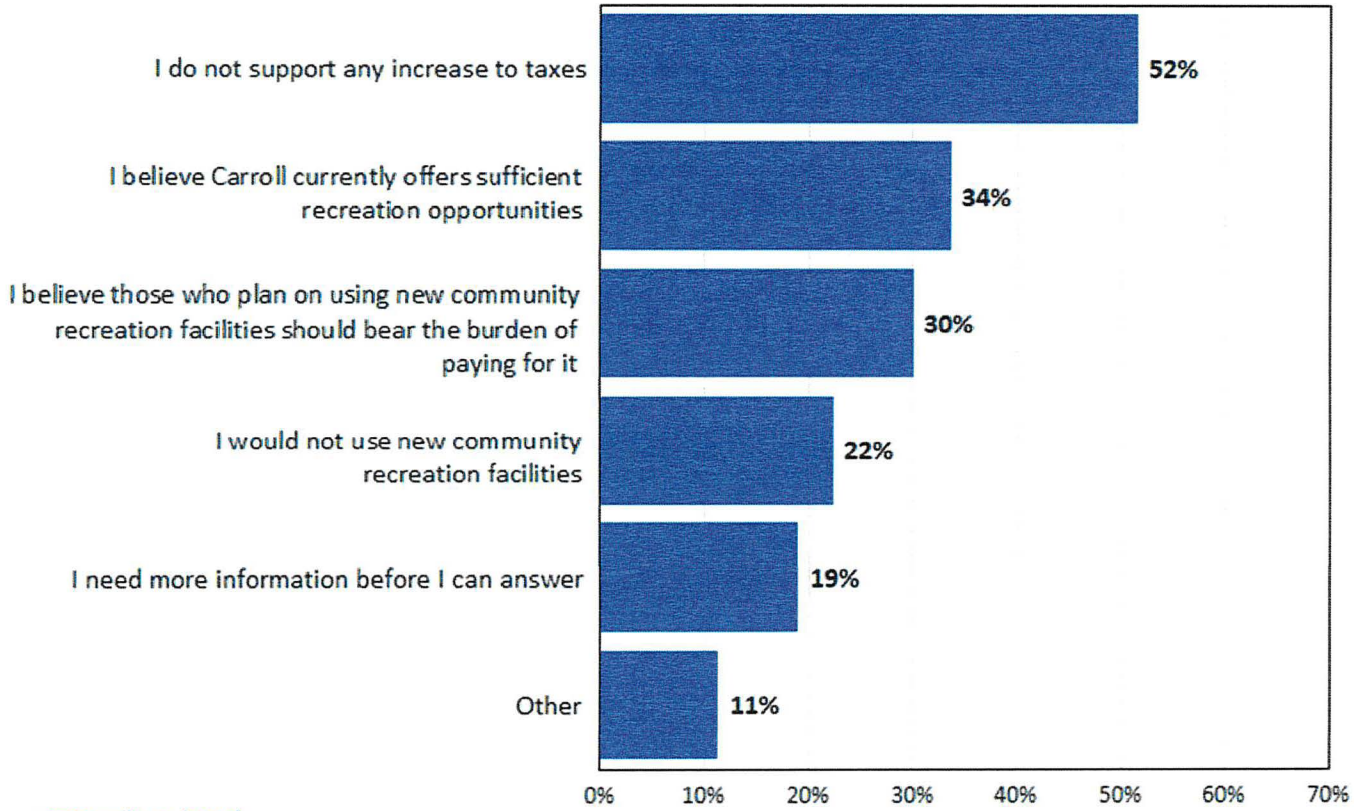


$10-$20 increase | $21-$30 increase | $31-$40 increase | I would not support any increase to property taxes

Source: ETC Institute (2019)

Q19a. Why did you answer "I would not support any increase to property taxes" or "Don't Know" to additional property taxes per year to help support the improvements?

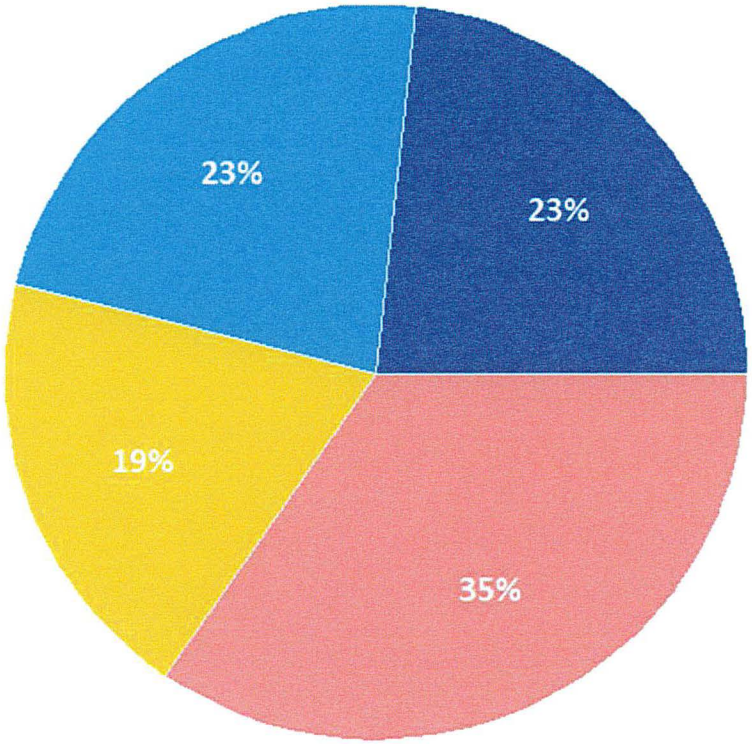
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q20. How supportive would you be of increasing the current family membership rate $10 per month to cover the additional costs needed to complete improvements to the Carroll Recreation Center?

by percentage of respondents



Very supportive Supportive Neutral Not supportive

Source: ETC Institute (2019)

Summary

Summary

- **High Usage of the Carroll Recreation Center**
- **Most Important Components of the Carroll Recreation Center:**
  - Indoor pool
  - Gymnasium
  - Weight room
- **There Is Support for Improvements to the Carroll Recreation Center**
- **<u>Aquatic Features</u> Households Feel Are Most Needed:**
  - Play-oriented pool with zero depth entry
  - Warm water area for fitness and exercise
  - Hot tub or whirlpool
  - Area for swim lessons
- **<u>Recreation Program Areas</u> Households Feel Are Most Needed:**
  - Raised walking-running track
  - Health & wellness
  - Sports
  - Fitness

Questions?

THANK YOU!

Next Steps

Bond Referendum:

- Currently set for Spring 2020
  - March

- Promotion of project throughout the community
  - Renderings
  - Community meetings hosted by Carroll Parks & Rec. / others
  - Final Operational Plan / Report
  - Final Survey Results / Report

RDg...
PLANNING ● DESIGN

Create. Meaning. Together.