



Public Meeting

A public meeting will be held on October 20, 2015 at 6pm, at the Spanish Fork City Offices located at 40 South Main, Spanish Fork, UT to allow interested parties, within reasonable time limits, the opportunity to present oral testimony regarding the issuance of the Bonds.

ARGUMENTS REGARDING THE LIFE CENTER BOND

Argument FOR the Issuance of Bonds:

The proposed LifeCenter will have 3 main components: a library, senior center, and recreation center with indoor pools. Each component increases the quality of life in Spanish Fork and provides healthy and wholesome activities for families and individuals of all ages.

People may think in our new digital age that libraries aren't used much anymore, but this just isn't the case in Spanish Fork. Since 2003, the number of materials checked out of the library has increased from 262,458 to 482,808 in 2014, an increase of 84%. In the same time frame, program attendance has increased from 5,352 to 17,288 an increase of 223%! The average attendance at the library is 740 patrons a day and over 80% of all homes in Spanish Fork have active library cards. The library is bursting at the seams in an old building with no parking lot or drive-up drop box access.

The current Senior Center is also very old and beginning to require major repairs or remodels and only serves about 15% of the senior population in Spanish Fork. The center does not provide active recreation opportunities that today's seniors are looking for, such as year-round swimming, indoor walking tracks, pickleball, weights and more. With relatively few options available in Spanish Fork, a new Senior Center, combined with a Recreation Center would provide valuable resources for the actively aging. Neighboring facilities have experienced significant increases in senior participation when their Senior Centers have been combined with active recreation and exercise.

The proposed recreation facility would offer amenities that appeal to every age and many that are not available any-

REBUTTAL to the Argument FOR the Issuance of Bonds:

166% property tax increase is TOO MUCH. The planned Recreation Center is TOO BIG and TOO EXTRAVAGANT. Most of our citizens agree that the senior center and library need upgrades. Many may even want Spanish Fork to have a Recreation Center, but the current plan is FAR beyond need. We'd all love to have this facility but we'd all like a fancy car too, the point is that it isn't worth the cost. Let's face it, most of us don't grow up dreaming of driving a mini-van, but for many people that is what's practical. One can argue that no city needs such an extravagant facility paid for from the pockets of their hard working citizens. Certainly for a city the size of Spanish Fork it is downright irresponsible.

IN ADDITION, the property tax increase is only the beginning. Membership fees are estimated to be nearly \$500/yr!

where in South Utah Valley such as: pickleball; racquetball; an indoor fieldhouse with artificial turf for football, soccer, and batting cages; indoor walking track, a competition swimming pool, a children's play pool, a climbing wall, and lazy river, along with many traditional community center offerings, like a multi-purpose room, basketball courts, day care, etc. The facility will be open to families and will provide healthy activities for all ages.

A Citizens Committee of volunteers studied these facilities and learned that over \$3M could be saved in construction costs by combining these three buildings into one. They learned that the combined facility would be more efficiently used and save in ongoing and long-term O&M costs. They also learned that combined facilities like this exist in other areas and are successfully used by all ages in creating an increased sense of community.

For the location, the Committee and City Council have selected an area in the east portion of the Sports Park, along Volunteer Drive and Main Street. This location with its trees, access to trails, and wide roads make an ideal setting for access to the LifeCenter.

To construct the LifeCenter, the bond will not exceed \$39,250,000 and will increase the average property owner's tax \$16.83 per month. Cost estimates are conservative to avoid overruns and additional expenses. More information available at www.spanishfork.org/lifecenter.

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IN ADDITION, even if 30% of residents buy memberships, the City estimates it will lose over \$500,000/year. It is completely unrealistic to think there will be enough members from other communities to make up the difference in operating costs. The same arguments were made for the City Water Park and it is a financial disaster. Is subsidizing an extravagant Recreation Center more important than public safety and roads?

We are a common sense, fiscally responsible bunch in Spanish Fork. This sounds like a great facility, but the price to our citizens is too high and the risk to our city is too great.

Scott Ward

On behalf of himself and other registered voters



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Argument AGAINST the Issuance of Bonds:

Too much! 166% Increase is just too much! Spanish Fork does not need an extravagant \$44 MILLION Life Center. We'd all love to have it, but as with so many "wants" in our lives, it just isn't worth the price tag.

Provo built a \$39M Rec Center and we have less than 1/3 of the residents! Those supporting the Life Center diminish the construction cost by saying it's only \$16.82/month. Notice that is JUST CONSTRUCTION COSTS. If your cable bill went up almost \$17 a month you'd start looking at the details of your package and where you could cut!

A 166% INCREASE in your city property tax to build just one building raises your bill from \$121/YEAR TO \$323/YEAR; that increase amounts to \$4,036.80 over the lifetime of the bond for an "average" home. If your home is worth more, your property tax bill increase will be more too. If you own rental property or a business property, you get to pay double. Most of us, if we had an extra \$4,000, would have other needs we'd spend it on rather than wants.

These costs DO NOT EVEN INCLUDE THE FEES TO ACTUALLY USE THE FACILITY. Estimates are the costs will be about \$445/year for a family membership. Add that to construction costs and you're up to \$648/yr.

Then you must further add the city's own estimate that even if 30% of our city uses the Life Center it will lose/cost an additional \$535,280 per year. If we match Provo's overwhelmingly popular membership percentage of 15% of population, it

will lose/cost \$1,693,000 per year. Imagine what we will have to cut next--roads or public safety? Or will we just raise taxes to make this facility affordable? In fact the City has already suggested they may ask for another "recreation sales tax" in the coming years.

THIS WILL put a strain on the City budget. The argument is that the Rec Center MAY financially sustain itself, but actual experience is these facilities never financially sustain themselves. Look at our current pool. It was supposed to sustain itself with fees, yet it runs at a significant deficit every year.

Some argue that it will help our economic development. Yet, how does it help our business community to have the City competing with our private businesses? Second, businesses that consider moving to or starting up in Spanish Fork are much more likely to be swayed by tax rates, which will increase significantly more than for Households.

We live in a great city and we would all love to have a Life Center, but we need one that makes sense for our community, not one building that costs us a 166% increase in property tax, plus fees, plus operations costs.

A Life Center may be a great thing, but this project is too extravagant and too expensive! Especially in financially uncertain times it is irresponsible to saddle families with a 166% increase in property taxes.

Scott Ward
On behalf of himself and other registered voters

REBUTTAL to the Argument AGAINST the Issuance of Bonds:

Opposition to the bond focuses on many numbers, some explained out of context or without true understanding. Voters must remember this bond is for THREE buildings, conveniently and cost-effectively built into one QUALITY OF LIFE facility: a Library, Senior Center and Recreation Center, NOT JUST a Recreation Center.

Those opposed to the LifeCenter focus on the percentage of the property tax increase. Percentages can be MISLEADING. The most important number you should consider is the actual dollar increase in your tax. A tax calculator is available (spanisfork.org/lifecenter). Future growth will also lower property tax costs for current residents and business.

Recreation Centers historically are subsidized. Research of other facilities in the region show deficits ranging from \$0 - \$500,000. Those opposed to the LifeCenter have exaggerated potential subsidies. A future deficit from operating the

LifeCenter would be offset by the \$330,000 that is currently being expended for the existing pool and senior center.

The proposal is not extravagant, but right-sized. It matches current community demands while allowing room for future growth. It is irresponsible to build something that is too small the day it opens.

QUALITY OF LIFE is a major factor in determining where businesses locate. Major companies look at amenities for their employees like this LifeCenter when they research where to locate.

The City is transparent in presenting costs, taxes, fees and other related matters. The City's website contains a significant amount of information including videos, presentations and Q&A. (spanisfork.org/lifecenter)

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