

Elk River Community Center and Park Improvements Referendum



**New Community Center Concepts
Location - Orono Park**



Your guide to:

- Existing facility required improvements and costs
- Sample ballot question
- Concept and cost of a new Community Center

Vote Tuesday, November 8, 2016

Task Force

Realizing impending capital needs to maintain the existing Senior Center (55+), Lions Park Center, and Arena following the park master planning process, the City Council charged a task force to work with JLG Architects to consider the feasibility of a new multi-purpose facility and scheduled improvements. With the current conditions of these aging facilities, the city has deferred \$10-12 million to fix immediate needs of these buildings. The task force found the best option for long-term viability and efficiency was to invest in a new facility.

Feasibility Study Building Options

Deferred Maintenance - has to be spent	\$12M
Addition/Renovation Improvements to meet current service needs	\$23M
Addition/Renovation Improvements to meet current and future service needs	\$32.2M
New Facility (Base Building)	\$30-\$32M
Future Option - 3rd Ice Sheet	\$6M
Future Option - Inflatable Dome	\$5M

\$2 Million Park Improvements

The Park Master Plan includes a number of planned park improvements designed to meet the expected needs of residents and park users. A successful referendum would provide the needed funding source to create community recreation areas to serve and accommodate large cross-sections of Elk River residents.

Orono Park

- Modern restrooms
- Splashpad
- Skatepark
- Update/repair parking lots

Youth Athletic Complex

- Modern restrooms

Hillside City Park

- Trail Improvements - Sustainable mountain bike and hiking trails.



For a home valued at \$200,000 the property tax increase is estimated to be \$99 per year for a \$30 million bond issue payable over 25 years.



The Elk River City Council chose to pose the referendum question during the quadrennial presidential election cycle to ensure the greatest voter turnout for this important ballot measure. The Council understands the significant cost and investment into a multipurpose facility. They want to ensure voters are well-informed and understand the financial and community impacts of approving or failing the referendum.

Sample Ballot

City Questions City of Elk River
To vote for a question, fill in the oval next to the word "Yes" on that question. To vote against a question, fill in the oval next to the word "No" on that question.
City Question 1
GENERAL OBLIGATION BONDS FOR COMMUNITY CENTER AND PARK IMPROVEMENTS
Shall the City of Elk River be authorized to issue its general obligation bonds, including any bonds issued to refund such bonds, in an amount not to exceed \$30,000,000 to provide funds for the acquisition, construction and betterment of a multipurpose community center and park improvement projects?
<input type="radio"/> Yes
<input type="radio"/> No
BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.
City Question 2
GENERAL OBLIGATION BONDS FOR YEAR-ROUND PROGRAMMABLE ATHLETIC SPACE
If Question No. 1 is approved, shall the City of Elk River also be authorized to issue its general obligation bonds, including any bonds issued to refund such bonds, in an additional amount not to exceed \$4,000,000 to provide funds for the acquisition, construction and betterment of a year-round programmable athletic space project?
<input type="radio"/> Yes
<input type="radio"/> No
BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

Breakdown of Facility Options

The city owns and operates three recreational facilities including the Elk River Arena, Senior Activity Center, and Lions Park Center. With the current conditions of these aging facilities, the city has deferred \$10-12 million to fix immediate needs of these buildings. These fixes will extend their lifespan 10-15 years before the city will have to reevaluate the state of these buildings. The city will have to spend the \$10-12 million even if the referendum fails to keep the buildings viable for use by the community with no service enhancements or improvements. A successful referendum will provide a facility with a 50+ year lifespan to efficiently meet current and future needs.

Without Referendum Approval

Estimated cost: \$10-\$12 Million

Existing buildings require extensive repairs and ADA improvements.
Expand lifespan 10-15 years.

No Service Enhancements

1

Updates/Upgrades to Three Existing Facilities

Upgrades meet Community Service Expectations

Estimated cost: \$23 Million

Expand lifespan by 10-20 years.

- Increasing/enhancing banquet space at Lions Park Center
- Adding additional multi-use space at Senior Center
- ADA accessible bathrooms at Senior Center
- Partitioning Senior Center for more efficient use
- Locker room and lobby expansion, dryland training area, spectator viewing area, and replace obsolete and failing ice plants

2

New Facility - Meets and Expands Current and Future Service Needs

Cost: \$28 Million

Lifespan 50+ years

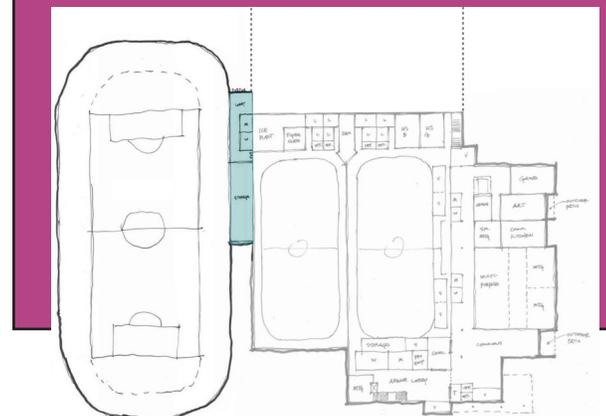
- State-of-the-art facility
- Energy-efficient building
- Senior Center replacement
- Located at Orono Park with views of the lake
- Banquet/meeting facility enhancement
- Community meeting space
- Expands community opportunities
- Walking track
- Ice Arena replacement
- Dedicated high school locker rooms
- Larger lobby area and viewing space at Arena
- Expanded concession area
- Cost less over the course of 50 years
- Less maintenance cost

3

City Question #2

Provides for year-round programmable athletic space as seen in the picture as synthetic turf with seasonal dome.

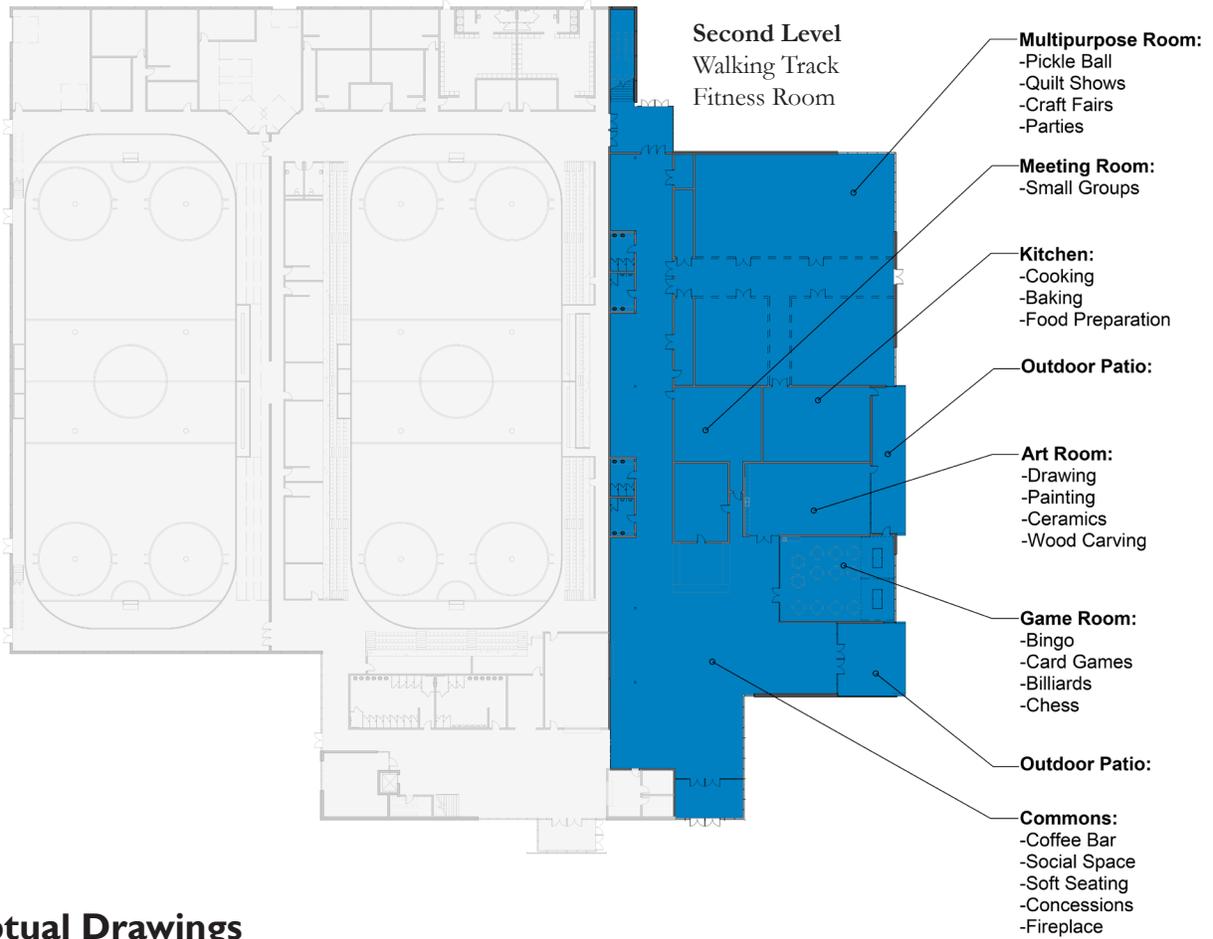
4





13065 Orono Parkway
Elk River, MN 55330

Senior Center 55+ Includes views of the lake.



Conceptual Drawings

Optional Seasonal Dome

Provides for year-round programmable athletic space as seen in the picture as synthetic turf with seasonal dome.

